



17 Highfields Court, Highfield Road, Huddersfield, HD1 5NG
Offers In The Region Of £89,950

bramleys



NO UPPER CHAIN

Forming part of this Grade II listed former church building, is this unique 1 bedroom property which is located to the rear and has its own private entrance. With living accommodation over three floors, electric storage heaters and sealed unit double glazing. The accommodation briefly comprises: entrance hall, dining kitchen, first floor double bedroom and bathroom and second floor 'L' shaped lounge.

Being situated on the outskirts of the town centre, convenient for amenities and the M62 motorway network. The property forms an ideal purchase for a first time buyer or those wishing to commute to the surrounding cities of Leeds and Manchester.

Energy Rating: E



GROUND FLOOR:

Entrance Hall

A timber entrance door gives access to an entrance hall which has an under stair store, electric storage heater and sealed unit double glazed window.

Dining Kitchen

14'0 x 11'3 (4.27m x 3.43m)

The dining area has laminate flooring, a seal unit double glazed window, electric storage heater and archway to the kitchen area. The kitchen area has a range of wall and base units with working surfaces over, stainless steel sink, integrated oven and electric hob with extractor hood over, space and plumbing for a washing machine and integrated fridge and freezer.

FIRST FLOOR:

Landing

Bedroom

13'10 x 10'2 (4.22m x 3.10m)

A double bedroom with hanging and shelving space to one wall and curtain concealing a water cylinder. The bedroom has an electric storage heater and 2 sealed unit double glazed windows.

Bathroom

Having part tiled walls, bath with mixer tap shower attachment over, pedestal wash hand basin, wc and heated towel rail. Please note the bathroom does not have a window.

SECOND FLOOR:

Landing

Lounge Diner

14'0 x 10'0 plus 5'10 x 8'1 (4.27m x 3.05m plus 1.78m x 2.46m)

This 'L' shaped room has laminate flooring, 2 electric storage heaters, 2 sealed unit double glazed windows and a fireplace surround with electric point.

OUTSIDE:

Off road parking can be found within the car park. Number 17 has its own personal entrance door.



BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Exit Huddersfield town centre on the ring road and turn off left onto New North Road. Highfield Court can be found on the right hand side.

TENURE & SERVICE CHARGE:

Leasehold - Term: 999 years from 1 January 1991 / Ground Rent: £NIL - This is included within the service charge.

Service Charge: £5,055 per annum (2024/2025). Please note, this cost should reduce for 2025/2026 as the high cost this year was due to repairs on windows and guttering for the building.

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

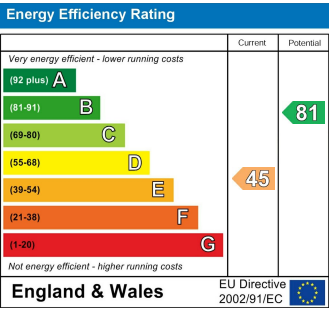
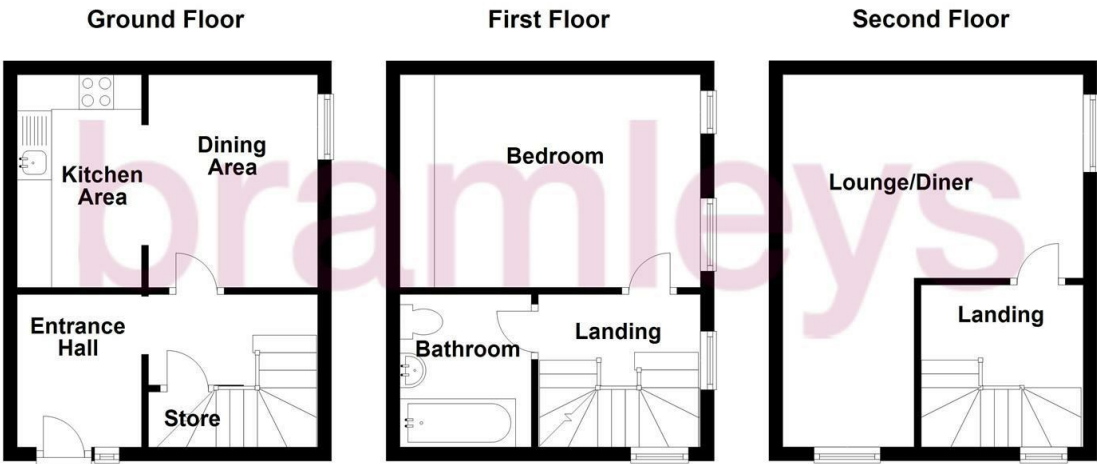
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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY