



18 Ridge Close, Primrose Hill, Huddersfield, HD4 6DT
Offers Over £68,500

bramleys

NO UPPER CHAIN - 100% OWNERSHIP - CASH BUYERS/INVESTORS

This immaculately presented, 2 DOUBLE BEDROOM first floor apartment is situated within this unique environmentally friendly development. Being offered for sale (100% share) to cash buyers/buy to let investors and having accommodation ready to move straight into with gas fired central heating and double glazing. The lovely open plan living kitchen space has quality laminate flooring, with double glazed windows to front and rear, modern fitted kitchen with integrated appliances, inner hallway, 2 bedrooms and three piece shower room. Externally there are communal lawned areas and off road parking. Being conveniently located for local transport links to Huddersfield Town Centre which is approximately 1 mile away and also having access to the M62 motorway network which is ideal for those looking to commute.



GROUND FLOOR:

Communal Entrance Hall

Enter the apartment block through the communal entrance hall. The first floor can be accessed via a staircase or a lift.

FIRST FLOOR:

Landing

Open Plan Lounge & Kitchen

27'2" x 11'5" average (8.28m x 3.48m average)

This spacious open plan living kitchen has quality laminate flooring, dual aspect windows to front and rear and a tall contemporary central heating radiator. The kitchen has modern high gloss wall and base units with working surfaces over, inset sink unit and integrated appliances including induction hob with extractor over, oven, fridge, freezer, washing machine and dishwasher. Also having two useful built in storage cupboards.



Inner Hallway

Having laminate flooring and doors accessing the shower room and bedrooms.

Bedroom 1

12'1" x 9'6" average (3.68m x 2.90m average)

This double bedroom has a double glazed window, quality laminate flooring and a central heating radiator.

Bedroom 2

10'3" x 9'2" average (3.12m x 2.79m average)

Another good double bedroom also having a double glazed window, quality laminate flooring and a central heating radiator.

Shower Room

The shower room has panelling to the walls, large double walk in shower, wc and vanity wash basin. Also having a chrome ladder style radiator and an extractor fan.



DIRECTIONS:

Leave Huddersfield via Chapel Hill (A616), turn left onto Colne road and follow the road round the one way system. Continue up Newsome Road and then take the right hand turn onto Malvern Road. At the T junction turn right onto Stile Common Road and then left onto Cross Lane. Proceed to the brow of the hill and turn right onto Lawton Street turning right onto Ridge Close where the apartment block can be found.

OUTSIDE:

The apartment has access to communal garden areas and off road parking.

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.

TENURE & SERVICE CHARGE:

Leasehold - Term: 125 years from 23 November 2007

Service Charge / Ground Rent: £118 per month (2025/2026)

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:

A

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.

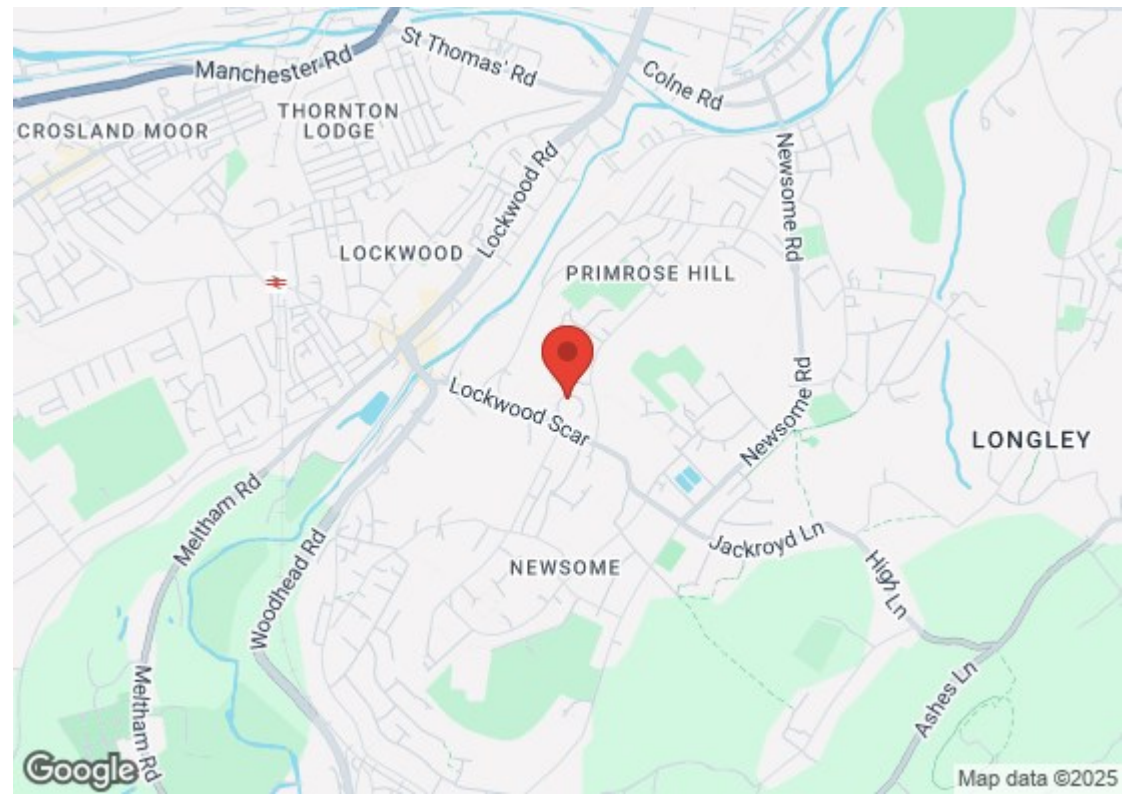
VIEWINGS:

Please call our office to book a viewing on 01484 530361.

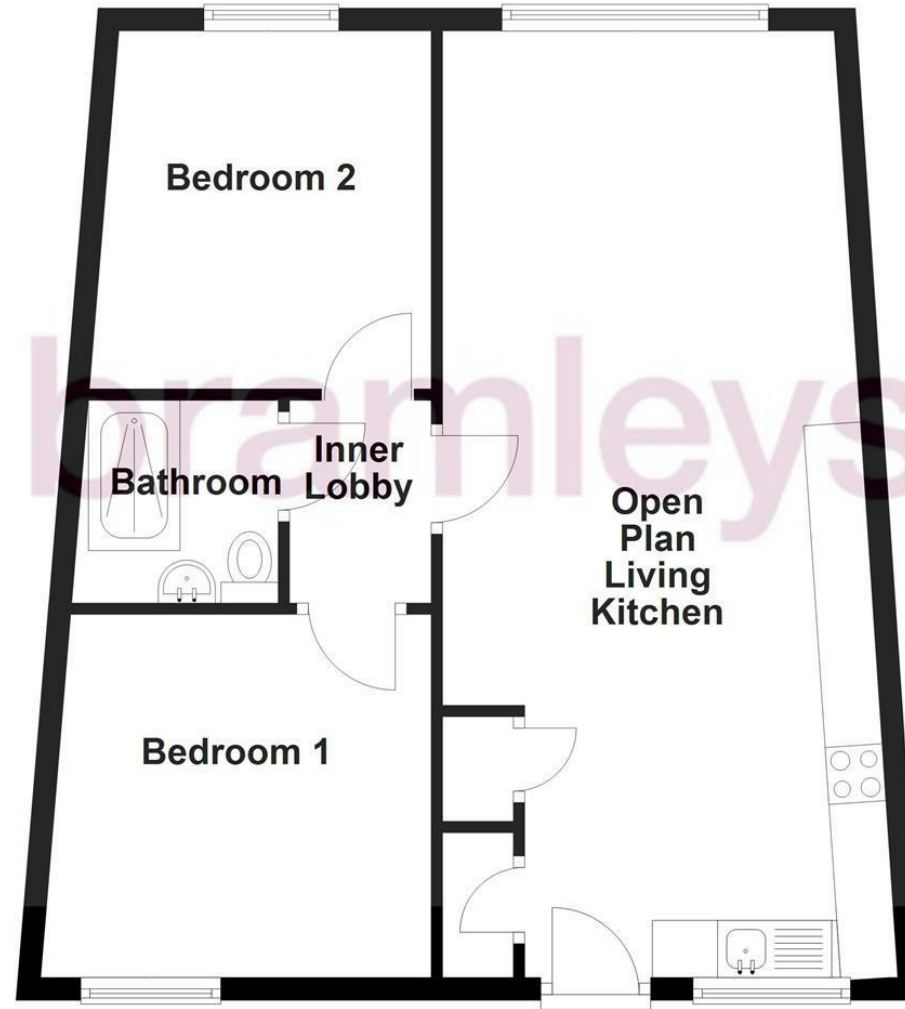




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



First Floor



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

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