



Flugel Way, Lindley, Huddersfield, HD3 3HQ
Offers Over £120,000

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GROUND FLOOR APARTMENT - NO CHAIN - Forming a part of a modern purpose built residential development is this 2 bedroom ground floor apartment which benefits from modern fitments throughout and an allocated parking space. The property is being offered with immediate vacant possession and no upper vendor chain making it an ideal purchase for either the first time buyer, buy to let investor or elderly couple alike. Situated in the popular residential area of Lindley, the property has easy access to local amenities in Lindley, Edgerton and Birchencliffe as well as Huddersfield town centre and the M62 motorway network. Accommodation briefly comprises: entrance hall, lounge, kitchen, 2 bedrooms and bathroom. An early internal inspection is recommended to appreciate what the property has to offer.

Energy Rating: C



GROUND FLOOR:

External communal entrance with entry phone system. Enter the property into:-

Entrance Hall

There is a central heating radiator and useful boiler storage cupboard.

Lounge

14'3" x 12'1" (4.34m x 3.68m)

Being open plan to the kitchen area and boasting a set of uPVC double glazed French doors leading out to a Juliet balcony and fitted with a central heating radiator.

Kitchen

12'5" x 5'2" (3.78m x 1.57m)

Fitted with a range of modern wall, drawer and base units with granite effect roll top work surfaces, tiled splashbacks and an inset stainless steel sink with drainer and mixer tap. Integral appliances include a fridge freezer, dishwasher, electric oven, 4 ring gas hob, overlying extractor hood and washing machine.

Bathroom

Furnished with a 3 piece suite comprising low flush WC, pedestal wash hand basin and panelled bath with overlying hand shower attachment and adjacent glass shower screen. There are also tiled splashbacks and a central heating radiator.

Bedroom 1

11'7" x 8'8" (3.53m x 2.64m)

Fitted with a uPVC double glazed window to the rear elevation and central heating radiator.

Bedroom 2

8'3" x 13'10" (2.51m x 4.22m)

There is a uPVC double glazed window, central heating radiator and built-in wardrobes providing hanging space.

OUTSIDE:

The property benefits from an allocated parking space.

SERVICE CHARGE & GROUND RENT:

Service Charge: £75.37 per month - March 2022/March 2023

Ground Rent: £136.04 per annum.

Please note, these figures have been provided by the vendor but no paperwork has been seen. We would therefore advise all prospective purchasers to clarify these costs with their solicitors prior to legal commitment to complete on a purchase.



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 onto Castlegate ringroad before taking a left turn onto New North Road (A629) heading towards Halifax which becomes Edgerton Road then onto Halifax Road. Just before the Cavalry Arms take a left turn onto Holly Bank Road and turn immediately right onto Flugel Way. Follow the car park around to the left hand side and the property is accessed via the back entrance.

TENURE:

Leasehold - Term: 150 years from 01/01/2005 / Rent: £136.04
Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

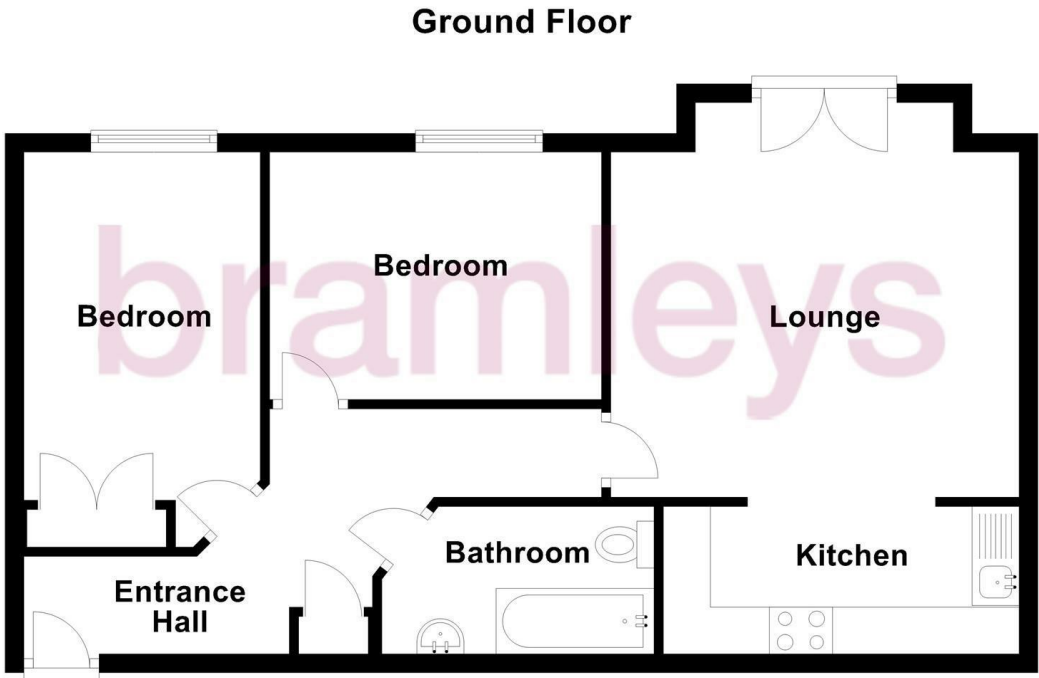
Band B

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

