Apt 22, Old School Gardens, 55 Woodhead Road, Huddersfield, HD4 6ER

£79,950

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Set off Woodhead Road in Lockwood, this well proportioned top floor apartment presents an excellent opportunity for first-time buyers, professional couples, or savvy investors. Spanning a comfortable 608 square feet, the property is offered for sale with no vendor chain, allowing for a smooth and swift transaction.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge and separate fitted kitchen which is well-equipped, together with two good sized double bedrooms, ensuring ample room for rest and personal space and a 3 piece bathroom.

Externally, the property benefits from an allocated parking space, a valuable asset in this convenient location.

The apartment is ideally situated for easy access to local amenities in Lockwood, as well as Huddersfield town centre, which is only a short drive away.

This well-maintained accommodation is ready for you to move straight in, making it ideal for the first time buyer, professional couple or downsizer alike.

Don’t miss the chance to make this delightful apartment your new home.

GROUND FLOOR:

Communal Entrance Hall

Accessed via a secure door entry system. A staircase leads up to the top floor where the apartment is located.
(Please note, there is no lift to the upper floors.)

SECOND FLOOR:

Entrance Hall

Fitted with a radiator and built-in cupboard.

Lounge

14'6" x 13'2" (4.42m x 4.01m)

This good sized reception is fitted with 2 radiators and a set of uPVC French doors with Juliette balcony.
Please note, the sofas are included within the sale if required. If not required the vendor will remove before completion.

Kitchen

9'5" x 5'10" (2.87m x 1.78m)

A modern fitted kitchen which has a range of wall and base units with working surfaces, integrated appliances include fridge, freezer, oven and electric hob (please note, the hob is no longer working, vendor will replace if required). There is space and plumbing for a washing machine, a stainless steel sink unit, radiator and a uPVC double glazed window.

Bedroom 1

11'6" x 11'3" (3.51m x 3.43m)

This lovely double bedroom is fitted with a radiator, stylish fitted wardrobes and a uPVC double glazed window.

Bedroom 2

10'9" x 9'11" (3.28m x 3.02m)

Another good double size room which also has a radiator, stylish fitted wardrobes and a uPVC double glazed window.

Bathroom

Having part tiled walls and a 3 piece suite comprising bath with shower over and screen, low flush WC, wash hand basin, extractor fan, radiator and a uPVC double glazed window.

OUTSIDE:

The apartment has an allocated parking space and additional visitor parking within the car park.

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:

Leave Huddersfield via Chapel Hill to the traffic lights at Folley Hall. Here, continue straight ahead to the traffic lights at Lockwood Bar. Take a left hand turning onto Bridge Street which in turn becomes Woodhead Road. Follow the road round the bend and take a left hand turning opposite the petrol station and the property is located within the central block on the top floor.

TENURE & SERVICE CHARGE:

Leasehold - From 8 July 2005 Term : 999 years

Ground Rent & Service Charge: £151.22 pcm (£1,814.64 per annum)

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.

VIEWINGS:

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

Second Floor

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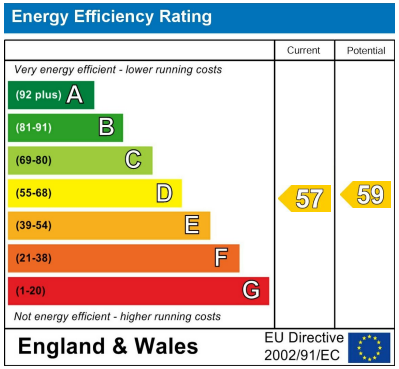
NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.



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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