



14 Flugel Way, Lindley, Huddersfield, HD3 3HQ
£135,000

bramleys



Bramleys are pleased to offer for sale this good sized third floor apartment, which has 2 bedrooms, a modern fitted kitchen, lounge with patio doors and Juliet balcony, together with a modern bathroom.

Externally there is a covered parking space to the rear, within the garage area.

Forming an ideal purchase for the investment buyer or professional couple and being conveniently positioned for access to Lindley village, the M62 motorway network and Huddersfield town centre. The property must be viewed internally to appreciate the investment potential on offer.

Energy Rating: C



GROUND FLOOR:

Enter the property through a communal entrance door into the main hallway. A set of stairs gives access to the third floor.

THIRD FLOOR:

An external door gives access to the apartment.

Entrance Hall

With a central heating radiator and storage cupboard.

Lounge

14'3" x 12'4" (4.34m x 3.76m)

This good sized reception room has a set of French doors which open on to a Juliet balcony. There is also a central heating radiator and access into the kitchen.

Kitchen

8'9" x 8'3" (max) (2.67m x 2.51m (max))

Fitted with a range of wall and base units with laminate working surface. There is a stainless steel sink unit with side drainer, a 5 ring gas hob, overhead extractor and double oven. There is a tiled floor, inset ceiling spotlights and space for a fridge freezer.

Bedroom 1

11'9" x 8'2" excluding robes (3.58m x 2.49m excluding robes)

With fitted wardrobes, uPVC window and a central heating radiator

Bedroom 2

8'7" x 7'5" (2.62m x 2.26m)

Having a central heating radiator and uPVC window.

Bathroom

Furnished with a 3 piece suite in white comprising of panelled bath with shower over, pedestal hand wash basin and WC.

OUTSIDE:

Having a covered parking space located in the garage area to the rear.

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 New North Road (A629) in the direction of Halifax. This road then becomes Edgerton Road and then Halifax Road. Just before the traffic lights next to the Cavalry Arms, take a left turn onto Holly Bank Road and turn immediately right onto Flugel Way. The apartment can be accessed via the front entrance.

TENURE & SERVICE CHARGE:

Leasehold - Term: 150 years less 1 day from 1.1.2005

Ground Rent: £TBC per annum

Service Charge: £TBC per quarter/per month/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:

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.

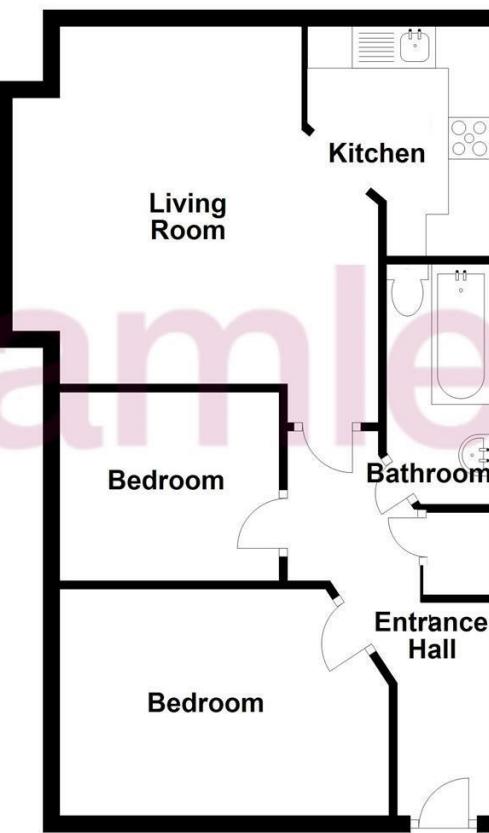
VIEWINGS:

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

PLEASE NOTE:

The photos used are from before the tenant moved in, they are therefore to be used for illustration purposes only.

Ground 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

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (68-80) 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 |

Huddersfield | Halifax | Elland | Mirfield

