

Apartment 19 Drysdale Fold, Huddersfield, West Yorkshire, HD2 1ZF

£85,000

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This second-floor apartment offers two well-proportioned bedrooms, making it an ideal choice for professionals or buy-to-let investors seeking a comfortable living space, also having an entrance hall with built in storage, separate fitted kitchen with integrated oven and hob and three piece bathroom.

One of the standout features of this property is its prime location. Residents will benefit from easy access to nearby amenities including Asda supermarket and additionally, the M62 motorway which is just a short drive away, providing excellent commuter links to surrounding areas and cities.

This apartment comes with a parking space plus visitor parking.





GROUND FLOOR:

Enter the building via a communal door into the communal entrance. A staircase rises to the upper floors.

SECOND FLOOR:

Enter the apartment through an external door into:-

Entrance Hallway

Having a central heating radiator, telephone entry system, loft hatch and two built in cupboards.

Living Room

16'5" x 10'3" (5.00m x 3.12m)

Having a French doors with Juliet balcony and a central heating radiator.

Kitchen

13'4" x 8'1" (4.06m x 2.46m)

With wall and base units with working surfaces over, integrated oven, hob and stainless steel extractor hood. There is a central heating radiator, plumbing for a washing machine, space for a fridge freezer and a uPVC double glazed window.

Bedroom 1

10'9" x 9'5" (3.28m x 2.87m)

Having fitted wardrobe, a central heating radiator and uPVC double glazed window.

Bedroom 2

10'9" x 8'10" (3.28m x 2.69m)

Also having a central heating radiator and a uPVC double glazed window.

Bathroom

Comprising panelled bath with shower over, low flush wc and pedestal hand wash basin. There is part tiling to the walls, a central heating radiator and a uPVC double glazed window.

OUTSIDE:

The apartment comes with 1 allocated parking space and additional visitor parking.

DIRECTIONS:

Leave Huddersfield via Bradford Road (A641) and turn right onto Long Hill Road. Proceed along continuing straight across at the mini-roundabout. Drysdale Fold can be found towards the end of this road on the left hand side.





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 01/01/2006

Ground Rent: £150 per annum.

Service Charge: Paid quarterly £392.95 (Total £1,571.90 for period Jan - Dec 2026)
Plus a reserve fund contribution of £74.07 per quarter (Total £296.28 for Jan - Dec 2026)
Please note, these charges are subject to a yearly review, we would therefore advise all prospective purchasers to ensure they have clarified the amounts with their solicitors prior to 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.

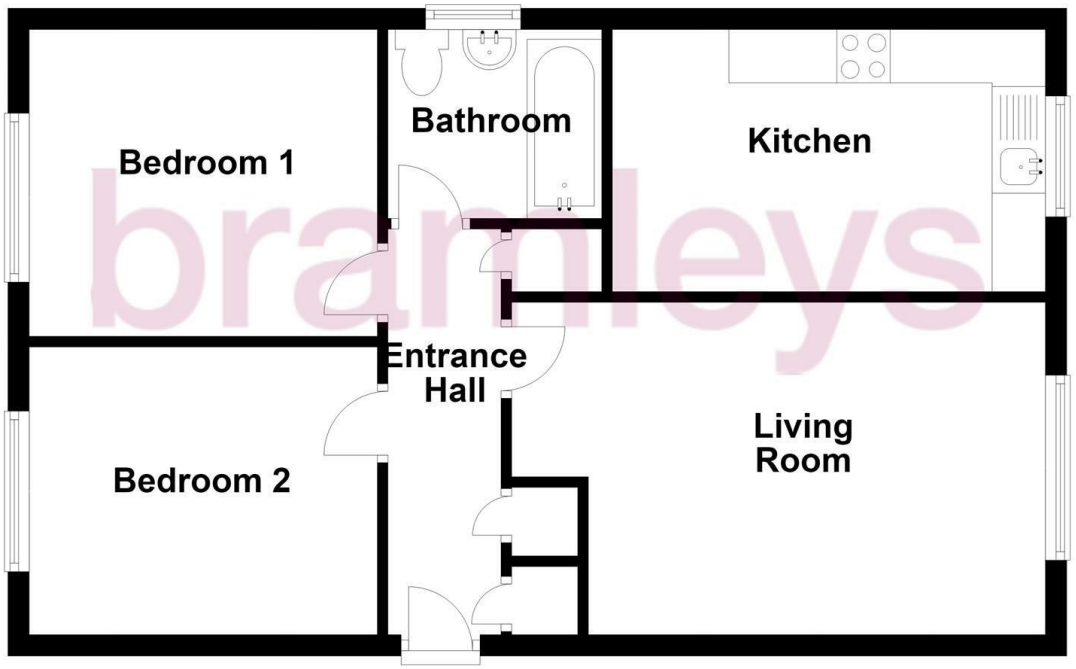
ONLINE CONVEYANCING SERVICES:

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:

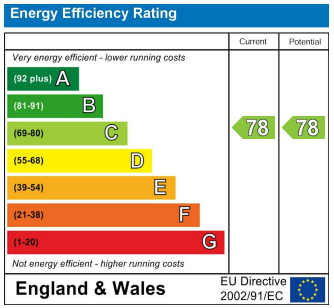
Please call our office to book a viewing on 01484 530361.

Ground Floor



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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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