



11 Navigation Rise, Huddersfield, HD3 4GZ

Offers Over £79,000

SET BACK IN A TRANQUIL SETTING OFF THE COLNE VALLEY CANAL *THIS IS A FANTASTIC FIRST TIME BUYER OR BTL INVESTMENT PURCHASE WITH GREAT RENTAL INCOME POTENTIAL* ADM Residential are pleased to offer *FOR SALE* with *NO CHAIN* this one bedroom, ground floor apartment situated in the popular area of Milnsbridge, overlooking the locks of the canal and being close to all local amenities, bus routes, schools with easy access to local walks. Ideally suited for a buy to let investors, first time buyers or a second home purchase. The property boasts modern style accommodation throughout comprising: Entrance hallway, open plan spacious lounge with kitchen area, three piece bathroom suite in white and a good sized double bedroom. Externally, the apartment offers communal grounds with ample off road parking. Viewing is essential to appreciate the accommodation on offer!

Please call ADM Residential today on to arrange your viewing! *VIRTUAL VIEWING AVAILABLE*

COMMUNAL ENTRANCE



A security entrance door leads to a communal lobby with access to a staircase and lift:

ENTRANCE DOOR

The apartment entrance door leads to:

HALLWAY



A well appointed, spacious reception hallway with useful storage cupboards, wall mounted electric storage heater and doors lead to all rooms:

BATHROOM



Partly tiled, recently decorated, three piece bathroom suite in white with chrome effect fittings and consists of: panelled bath with electric shower over, hand wash pedestal basin and low level w/c. Finished with wall mounted extractor fan and vinyl effect flooring:

BEDROOM



A good sized double bedroom with double glazed window overlooking the front aspect. Finished with coved ceiling and wall mounted electric heater:

OPEN PLAN



Open plan living space:

LOUNGE AREA



This tastefully decorated lounge offers dual aspect double glazed windows overlooking the front

elevation allowing an abundance of natural light to fill the room. Finished with coved ceiling, T.V point, telephone point and twin wall mounted electric heaters:

KITCHEN AREA



A well appointed kitchen featuring a matching range of base and wall units in blue with chrome effect fixings, roll edged laminate working surfaces, inset stainless steel sink unit with drainer and mixer tap and matching tiled splash back. There is an integrated electric oven with four ring electric hob and extractor hood over, as well as plumbing for an automatic washing machine and space for an under counter fridge. Finished coved ceiling and wood effect laminate flooring:

EXTERNALLY



Externally the property boasts communal grounds with ample off road parking:

ABOUT THE AREA

About the area are as follows:

Situated close to the Huddersfield Narrow Canal which is a popular location for walkers.

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Local Schools: Crow Lane Primary & Foundation Stage School, Luck Lane, A SHARE Primary Academy, Royds Hall, A SHARE Academy, Woodside Green, A SHARE Primary Academy (formerly Cowlersley Primary)

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel- or our office mobile on Mobile Number
Email - sales@admresidential.co.uk

FURTHER INFORMATION

The furniture displayed within the property is negotiable. If you are interested, please ask the agent for further details:

Approximate rental income would be around £650.00 per calendar month, dependent on whether it is furnished or unfurnished.

Council Tax Bands

The council Tax Banding is "A"

Please check the monthly amount on the Kirklees Council Tax Website.

Tenure

This property is Leasehold - further details to be provided.

Lease Start Date: 01/10/1998

Lease End Date: 01/10/2998

Lease Term: 999 years from 1 October 1999

Ground Rent: £125.00 per month which includes the annual service charge.

Stamp Duty

Stamp Duty thresholds, raised during the September 2022 mini-budget, are set to revert to their previous levels on 1 April 2025. Currently, home-movers pay no Stamp Duty on properties up to £250,000, and first-time buyers get relief on homes up to £425,000.

Home-movers will pay no stamp duty on properties up to £125,000, with 2% due on the

next £125,000, and the first-time buyer threshold will drop to £300,000, with no first-time buyer relief on purchases above £500,000.

If your property transaction completes after 31 March 2025, they could incur additional Stamp Duty cost.

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/4820-9398-0138-6001-0503>

BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

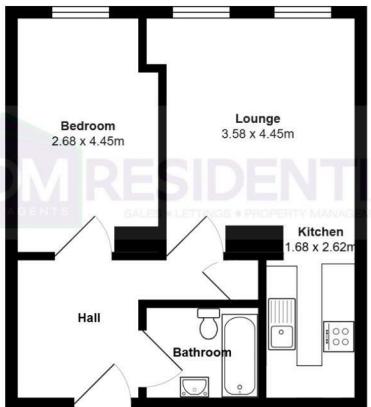
Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

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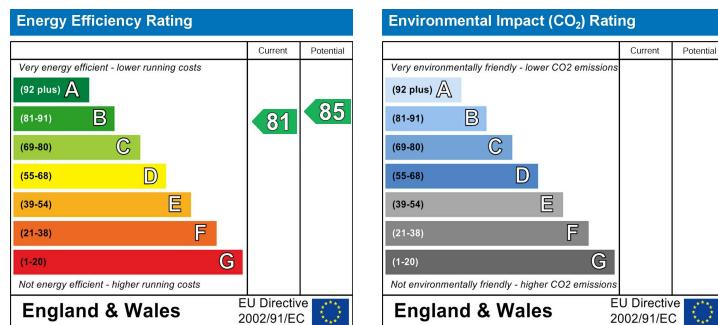
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Floor Plan



All measurements are approximate and for display purposes only

Energy Efficiency Graph



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