



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



35 Moorlands Edge, Huddersfield, HD3 3XB

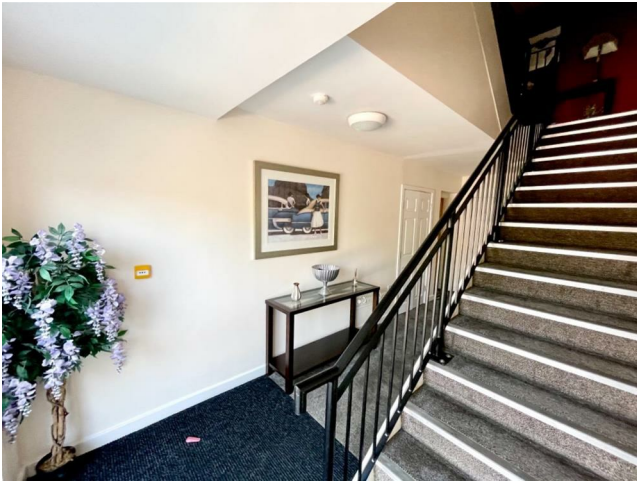
Offers In The Region Of £104,995

***IDEAL F.T.BUYER OR AN INVESTMENT PURCHASE* **SET WITHIN THIS HIGHLY SOUGHT AFTER LOCATION OF MOUNT, EASY ACCESS TO LINDLEY, THE M62 MOTORWAY AND HUDDERSFIELD'S SURROUNDS AREAS ** Suitable to an array of buyers is this excellent ground floor "TWO" bedroomed apartment, which is offered for sale in this highly regarded residential area of Mount with the golf course and Holme Moss and Lindley is just on the doorstep. Having been professionally newly decorated throughout, located close to all amenities, bus routes and FANTASTIC commuter links to the M62 Motorway and GREAT schools in the immediate vicinity. This property offers spacious accommodation with modern fixings, boasting gas central heating, double glazing, briefly comprising of:- communal entrance door, communal stairs lead to the all floors, a security inner lobby ground floor, door leads to the reception hallway with storage cupboard and doors leading to an open plan modern lounge/ dining/kitchen, two double bedrooms and a well appointed modern bathroom. Externally well appointed communal grounds with allocated parking space. Internal viewings are highly recommended to appreciate what this property has to offer, so why not book your viewing today?! Call ADM Residential on 01484 644555. Viewings are by appointment only. *VIRTUAL VIEWING AVAILABLE* Rental Income Approx £7,200k per annum**

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COMMUNAL ENTRANCE



Leading into this stylish communal entrance lobby with stairs providing access to the upper levels. Secure inner lobby area, which provides access to the apartments on this level:

ENTRANCE HALLWAY



A large reception hallway with wall mounted gas central heated radiator, wall mounted intercom, useful storage cupboard and doors leading to all rooms:

OPEN PLAN LIVING SPACE 20'5 x 16'7 (6.22m x 5.05m)



This spacious lounge/dining area with kitchen space set to the rear aspect. Featuring triple aspect, double glazed uPVC windows to the rear elevation with T.V point, Telephone point and wall mounted gas central heated radiator:

KITCHEN AREA 8'1 x 6'5 (2.46m x 1.96m)



This modern fitted kitchen with a matching range of base and wall mounted units in Cream Gloss, complementary laminate roll edged working surfaces and contrasting tiled splash backs, incorporating a one and a half bowl stainless steel sink unit with drainer with mixer tap. Integral electric oven and four ring gas hob with stainless steel extractor hood over, space for a fridge freezer and plumbing for an automatic washing machine. Finished with inset ceiling spotlighting, housing for the boiler and tiled effect vinyl flooring:

BATHROOM 7'2 x 5'6 (2.18m x 1.68m)



A partly tiled, modern fitted bathroom suite in white with chrome effect fittings, comprising of: panelled bath with mains fitted shower and splash screen, hand wash pedestal basin and a low level flush W/C. Finished with extractor fan, shaver point, a wall mounted chrome heated towel rail and tiled flooring:

BEDROOM ONE 11'10 x 8'4 (3.61m x 2.54m)



A double bedroom with uPVC window to the rear aspect, finished with wall mounted gas central heated radiator:

BEDROOM TWO 11'10 x 5'7 (3.61m x 1.70m)



A second double bedroom with uPVC window to the rear aspect, finished with wall mounted gas central heated radiator:

STORAGE CUPBOARD

A useful storage cupboard with housing for fuse box:

EXTERNALLY



Externally the property has communal grounds, allocated parking space to rear elevation for one car and security intercom system:

ALLOCATED PARKING SPACE



The property boasts an allocated parking space 'number 32' for one vehicle, there is also visitor parking:

FURTHER INFO

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

Nearest Train Stations: Slaithwaite (2.8 miles) Lockwood (2.8 miles) Huddersfield (2.9 miles) Berry Brow (3.7 miles)

Local Schools: Moorlands Primary School (0.1 miles), Salendine Nook High School (0.8 miles), Scapegoat Hill Junior and Infants School (1.2 miles), Holywell Green Primary School (1.2 miles)

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.

EPC Link

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8539-8725-6000-0823-6226>

Lease Hold

Regarding the lease, it is a 125-year lease from 1st January 2007 therefore 112 years remaining:
The current service charges are £66.51 per month and the ground rent is £500 per annum.

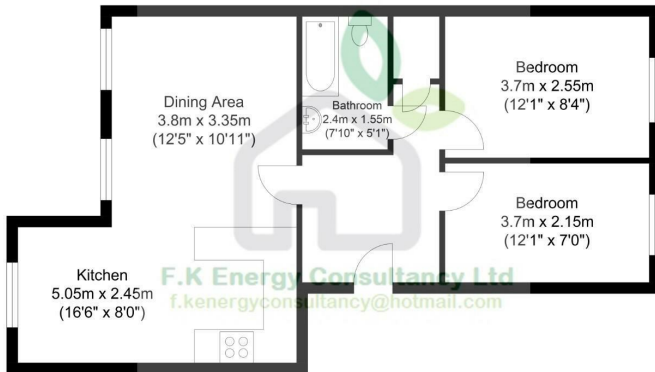
Council Tax Bands

The council Tax Banding is "B"
Please check the monthly amount on the Kirklees Council Tax Website

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. 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

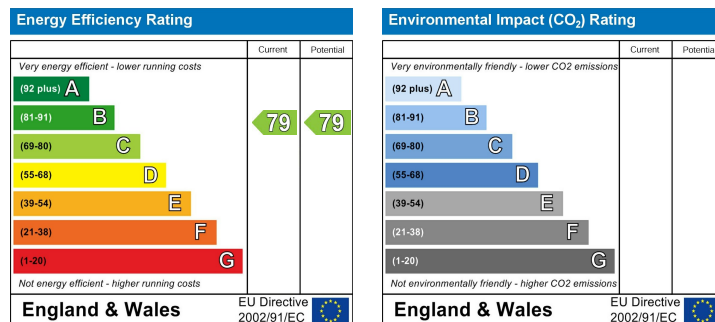


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Approx Gross Internal Floor Area of House 55.76 sq. m. (600.19 sq. ft)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser

Energy Efficiency Graph



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.

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