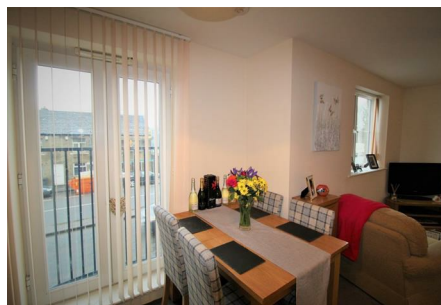




RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



11 Moorlands Edge, Huddersfield, HD3 3XB

Offers Over £80,000

UNDEROFFER * BY ADM RESIDENTIAL* ARE YOU LOOKING FOR A F.T.BUYERS PURCHASE OR LOOKING TO BUY A SECOND PROPERTY AS INVESTMENT? suitable to an array of buyer. This is an excellent first floor "TWO" bed roomed apartment, which is offered for sale in this highly regarded residential area of Outlane. Having been recently decorated through-out, 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 deco-and fittings, boasting gas central heating, double glazing, briefly comprising of:- communal entrance door, stairs lead to the first floor security inner lobby, door leads to the reception hallway, open plan modern lounge/ dining/kitchen, two double bedrooms and a well appointed modern bathroom, there is also a storage cupboard. 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.

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk



Communal Entrance

Leading into this stylish communal entrance lobby with stairs providing access to the upper levels:

Inner Security Lobby



A further secure inner lobby area, which provides access to the apartments on this level:

Apartment 11 Entrance Door



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

Open Plan Living

Open plan living space which provides an abundance of natural light:

Lounge Area 18'5 x 17'5 (5.61m x 5.31m)



The lounge area boasts double glazed uPVC window to the front elevation with uPVC patio doors which open onto a Juliette balcony. T.V point, Telephone point, wall mounted gas central heated double radiator, finished with twin drop flex ceiling lighting:

Kitchen Dining Area 13'5 x 8'4 (4.09m x 2.54m)



The Breakfast kitchen fitted with a matching range of base and wall mounted units in white gloss, complementary laminated roll edged working surfaces, contrasting tiled splash backs, incorporating a one and a half bowl stainless steel sink and drainer with mixer tap. Integral electric oven and four ring gas hob with stainless steel extractor hood over, space for a fridge freezer, plumbing for an automatic washing machine. Finished with patio doors and laminated tiled effect flooring:

Kitchen Photo



A further photo of the kitchen area:

Dining Area



A dining area with Patio door leads to a Juliette balcony and views across the hillside:

Bedroom One 10'9 x 9'4 (3.28m x 2.84m)



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

Bedroom Two 11'3 x 8'4 (3.43m x 2.54m)



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

House Bathroom 6'8 x 6'3 (2.03m x 1.91m)



A partly tiled, modern fitted bathroom suite in white with chrome effect fittings, comprising of :-
panelled bath with shower curtain pole, hand wash pedestal and a low level flush W/C, extractor fan, shaver point and an chrome heated towel rail, finished with vinyl flooring:

Externally

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

Lease Hold Info

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.

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.

Viewings

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

01484 644555

Email - sales@admresidential.co.uk

BOUNDARIES AND OWNERSHIPS



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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.

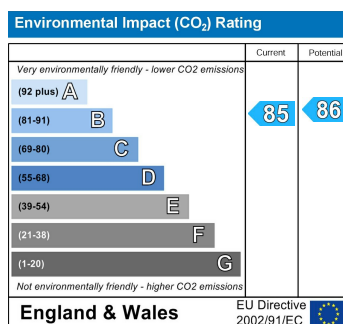
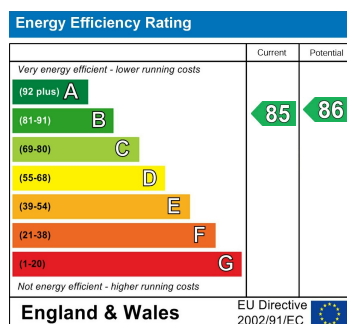
DISCLAIMER

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



Energy Efficiency Graph



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