



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



21 Queen Elizabeth Gardens, Huddersfield, HD1 4BZ Offers In The Region Of £74,500

OFFERED FOR SALE* **NEW TO MARKET IS ONE BEDROOM APARTMENT* This well appointed, newly renovated and newly decorated modern Apartment is set within this popular residential area of Greenhead Park in Huddersfield. Ideally suited to the first time buyer, investor or semi-retired buyer. This well appointed one bedroomed, first floor apartment which is situated on this development of similar style properties is located within 1/4 of a mile from Huddersfield town centre and easy access to all local amenities, Greenhead College and Huddersfield Technical College. Boasting communal central heating system and uPVC double glazing. The accommodation briefly comprises: entrance door, staircase rises to the hallway, a modern lounge, breakfast kitchen, a double bedroom with storage and house bathroom. Externally: Communal gardens with permit parking available. Telephone our office to arrange a viewing today on 01484 644555!

For further information please ask the agent for details:

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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



ENTRANCE DOOR

Entrance Upvc door with staircase rising to the first floor:

TO THE FRIST FLOOR LANDING



To the first floor landing is a hallway having been recently redecorated in neutral colours, with Upvc window to the front aspect, featuring airing cupboard with hot water cylinder, wall mounted radiator and pay as you go top up point. Doors leading to:

NEWLY FITTED KITCHEN 12'2" x 5'11" (3.71 x 1.80)



A well appointed, recently fitted breakfast kitchen with Upvc twin aspect windows to the front elevation. Consisting of a range of modern, matching base and wall mounted units in High Gloss white with contrasting roll edged worktops, stainless steel sink with drainer and mixer tap, tiled splash backs, integrated stainless steel electric oven, four ring electric hob and matching extractor hood over. Plumbing for washing

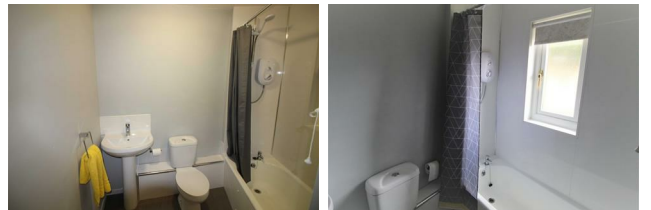
machine, space for a fridge and finished with chrome effect fittings and vinyl flooring:

MODERN LOUNGE 15'11" x 10'5" (4.85 x 3.18)



A good sized, recently decorated and tastefully appointed lounge with twin aspect Upvc windows to the front elevation, newly fitted carpets, recess storage cupboard and a central heated radiator:

HOUSE BATHROOM 7'3" x 5'1" (2.21 x 1.55)



Recently decorated, partly tiled, house bathroom with Upvc window to side elevation. Incorporating panelled bath with Mira shower over and shower curtain, hand wash pedestal and a low level flush w/c. Finished with newly laid flooring:

BEDROOM ONE 10'2" x 10'7" (3.10 x 3.23)



A double bedroom with twin aspect Upvc windows to the rear elevation, recess storage cupboard and central heated radiator:

EXTERNALLY

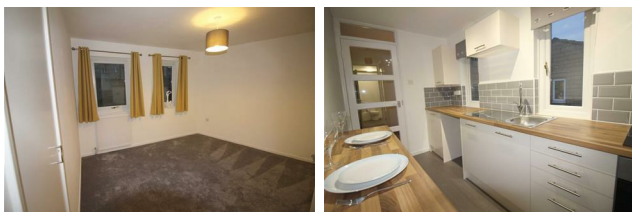
Parking within the courtyard is by permit only:

Tenure

This property is Leasehold.

The service charge is approximately £90.00 per annum which includes the annual rent of £10.00 per year. The lease expires 17th March 2116.

EXTRA PHOTOS



ABOUT THE AREA

About the area are as follows:

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

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.

ABOUT THE VIEWINGS

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

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - sales@admresidential.co.uk Or lettings@admresidential.co.uk

We also can offer you a virtual viewing which can be downloaded via the youtube link.

Please ask the agents for the detail.

Council Tax Bands

The council Tax Banding is "A"

Please check the monthly amount on the Kirklee 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.

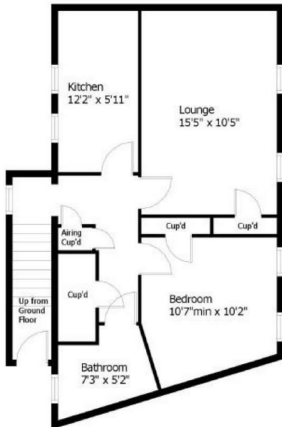
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.

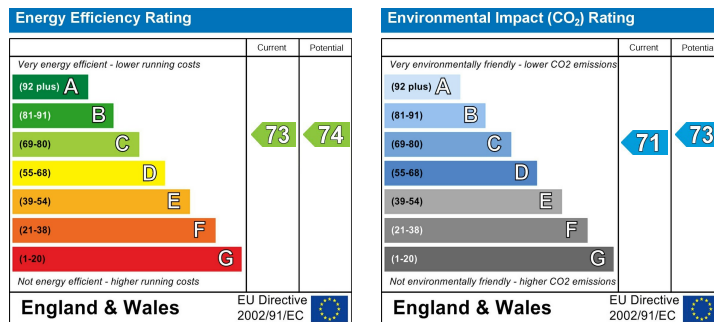
Floor Plan

21 Queen Elizabeth Gardens, Huddersfield



This floor plan is for illustrative purposes only and may not be to scale.
The dimensions and positions of walls, doors, windows, fittings, appliances and fixtures are approximate only.
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Energy Efficiency Graph



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