

BOULTONS

54 JOHN WILLIAM STREET
HUDDERSFIELD
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1 Church Tower View
Lindley, Huddersfield, HD3 3FX

Offers Around £215,000

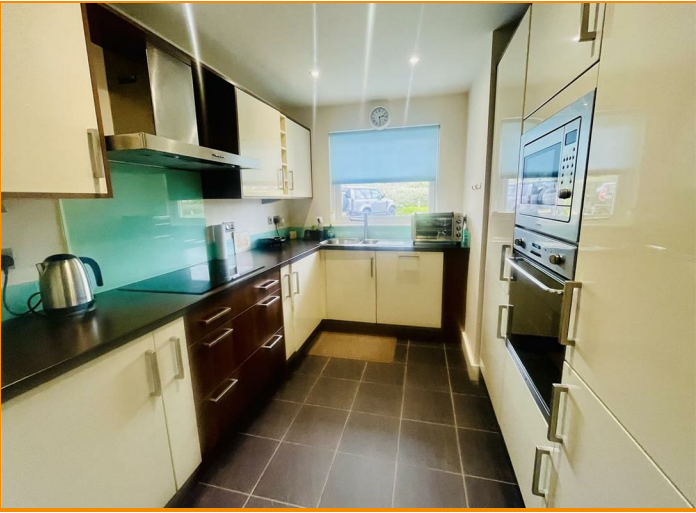
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Nestled in the prestigious Church Tower View, Lindley, this exquisite ground floor apartment offers a unique opportunity to reside in a luxury gated community. The property is situated in a sought-after location, right in the heart of a vibrant village centre, which boasts an array of amenities and services to cater to your everyday needs.

This well-appointed residence combines the charm of village life with the convenience of being close to Huddersfield town centre, local hospitals, and major motorway links, making it an ideal choice for those who appreciate both tranquillity and accessibility. The thoughtful design of the ground floor arrangement ensures ease of living, providing a seamless flow throughout the home.

Living in this distinguished community not only offers a sense of security and exclusivity but also places you within reach of the lively atmosphere that Lindley has to offer. Whether you are enjoying a leisurely stroll through the village or taking advantage of the nearby facilities, this property is perfectly positioned to enhance your lifestyle.

In summary, this very well appointed and spacious home presents an exceptional opportunity for those seeking a luxurious and convenient living experience in one of Huddersfield's most desirable areas.

ACCOMMODATION

RECEPTION HALL

14'5" x 3'3" min or 6'10" max

The reception hall has a telephone intercom system and is accessed via a composite style double-glazed front door. There is a useful cloaks cupboard storage area, where the fuse board is housed, with power in situ. In the inner section of the hallway is a cylinder cupboard, housing the Megafluo cylinder.

LOUNGE

18'8" x 11'1"

This reception room enjoys a good level of natural light via timber framed double-glazed box sash style windows positioned to the side elevation and French doors to the rear elevation with matching windows, allowing easy passage to the rear garden. There are spotlights within the ceiling and the room is semi-open plan to the kitchen.

KITCHEN

9'10" x 6'6"

Positioned at the front of the apartment, the kitchen is fitted with a range of quality contemporary wall and base units with soft cream gloss door fronts and walnut trim, which matches the drawer units. There are complementary working surfaces incorporating a one-and-a-half bowl inset sink unit with draining board and mixer tap. The kitchen is further equipped with a Smeg hob, Smeg dishwasher, fitted microwave oven and a Smeg stainless steel extractor hood. It has an integrated fridge and freezer. There is a timber framed double-glazed box sash style window to the front elevation and an attractive slate effect tiled floor.

BEDROOM ONE

13'9" x 8'10" min or 12'1" to wardrobe doors

The bedroom enjoys a range of fitted furniture including a double wardrobe, a corner wardrobe and two single robes, each with hanging and shelving. There are spotlights within the ceiling and a timber framed double-glazed box sash style window overlooking the rear garden.

EN SUITE SHOWER ROOM

6'6" x 4'11"

The contemporary three-piece suite comprises a double shower cubicle, low-level WC with a push button concealed cistern and hand wash basin with mixer tap. There are spotlights within the ceiling, an electric heated towel rail and complementary tiled walls and floor.

BEDROOM TWO

11'5" x 9'2" max or 8'2" min

This room enjoys a good level of natural light via timber framed double-glazed box sash style windows positioned to the front elevation. It is in good decorative order, in keeping with the remainder of the apartment.

BATHROOM

6'6" x 6'6"

The well fitted bathroom has a white three-piece comprising a wall hung wash hand basin with mixer tap, low-level WC and panelled bath with mixer tap and shower over. There are complementary tiled walls and floor, an electric heated towel rail and a fitted mirror.

OUTSIDE

To the rear of the apartment is a low-maintenance patio garden accessed from the patio doors in the principal living space. To the front is an allocated parking space within a tarmacadam parking area behind a remotely operated security gate.

LEASEHOLD/SERVICE CHARGES

Leasehold - Term: 999 years From circa 2005 until 3004

Ground Rent: £150 per annum.

Service Charge: £1917.07 (per annum for 2025) 50% payment already lodged with the management company.

AGENT NOTES

We cannot give vacant possession before the end of October 2025.

Each room has individual thermostats to control the underfloor heating systems for the specific temperature of the room in question. The main hall control panel is obsolete.

COUNCIL TAX. BAND C.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC