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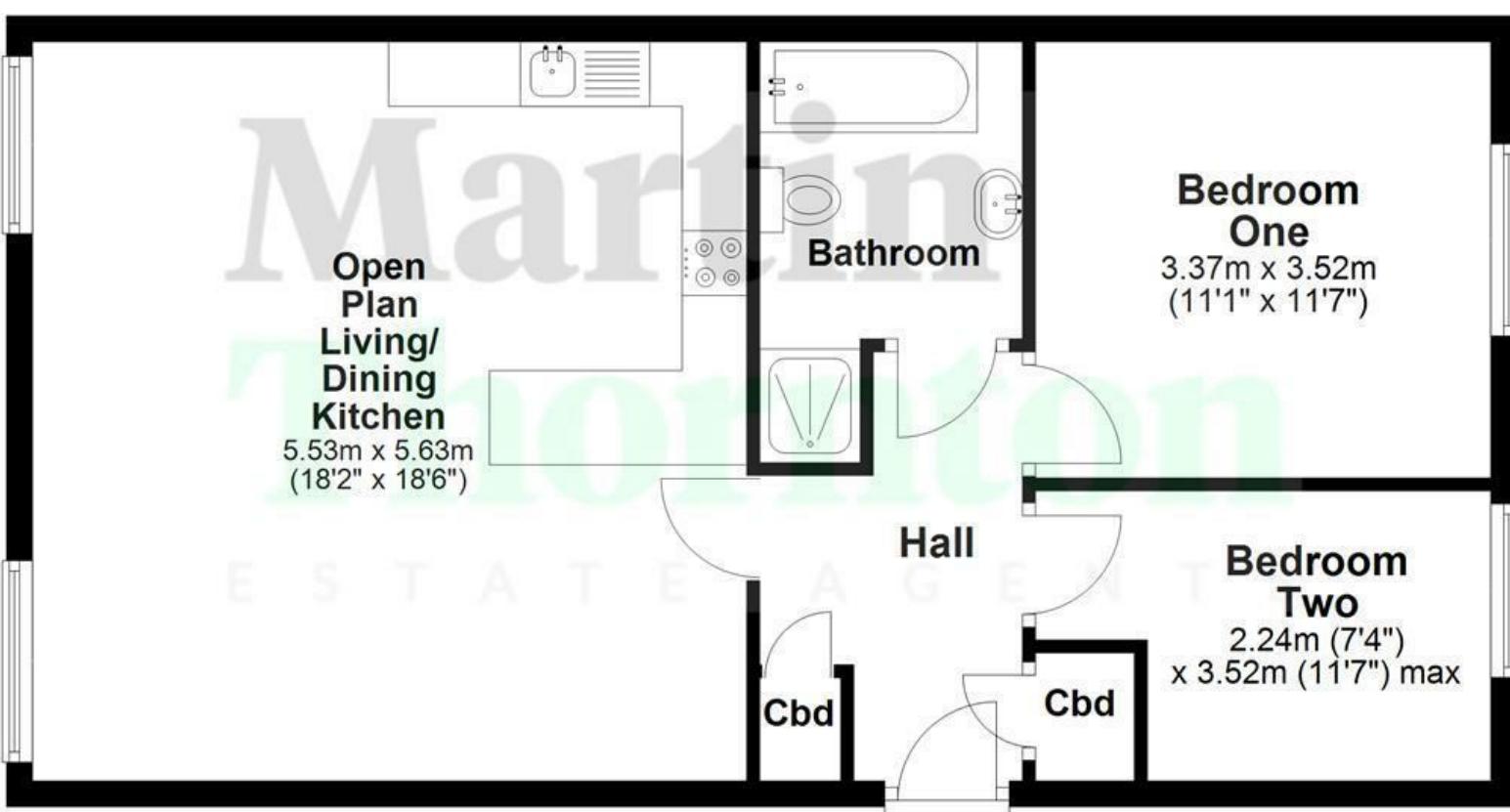
**Halifax Road,  
Huddersfield,**

**Offers over £120,000**

This two-bedroom ground floor apartment is located within a gated complex and occupies a convenient location, with access to local amenities, Lindley Village centre, the hospital and motorway access. It would be ideal for a down-sizing, a first home or a buy-to-let investment, etc. A communal hallway with an entry phone system gives access to the building. The apartment has an entrance hallway, a large open-plan living/dining kitchen with extensive units and integrated appliances, a bathroom with separate shower cubicle and two bedrooms. The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, automatic gates give access to an enclosed area with allocated parking. This property is offered with the advantage of vacant possession.



## Ground Floor



All Measurements are approximate and for display purposes only  
Plan produced using PlanUp.



### **Communal Hallway**

An external entrance door with an entry phone system gives access to the communal hallway and, from here, a door gives access to the apartment.

### **Hallway**

The hallway has two useful storage cupboards, one of which houses the boiler for the central heating system. There is a telephone entry system, a radiator and a door leading to a large living/dining kitchen.

### **Living/Dining Kitchen**

This is a large open-plan room and the use of furniture creates the individual areas. The kitchen area has a tiled floor and units in a U-shape comprising wall cupboards and base units, with brick style tiled splashbacks and a sink unit. Integrated appliances include an oven, hob, microwave, dishwasher, fridge and freezer. There is plumbing for an automatic washing machine. The living and dining areas are carpeted and have two uPVC windows to the front elevation. There is plenty of space for furniture and a radiator.

### **Bedroom One**

This double bedroom is positioned at the rear of the apartment and has plenty of space for furniture, a uPVC window and a radiator.

### **Bedroom Two**

This single bedroom is positioned at the rear of the apartment and has a uPVC window and a radiator.

### **Bathroom**

The bathroom has a four-piece suite comprising a panelled bath, a pedestal hand basin, a low-level WC and a separate shower cubicle with a folding entrance door, tiling and a wall-mounted shower fitting. There is ceiling downlighting, floor tiling and a radiator.

### **External Details**

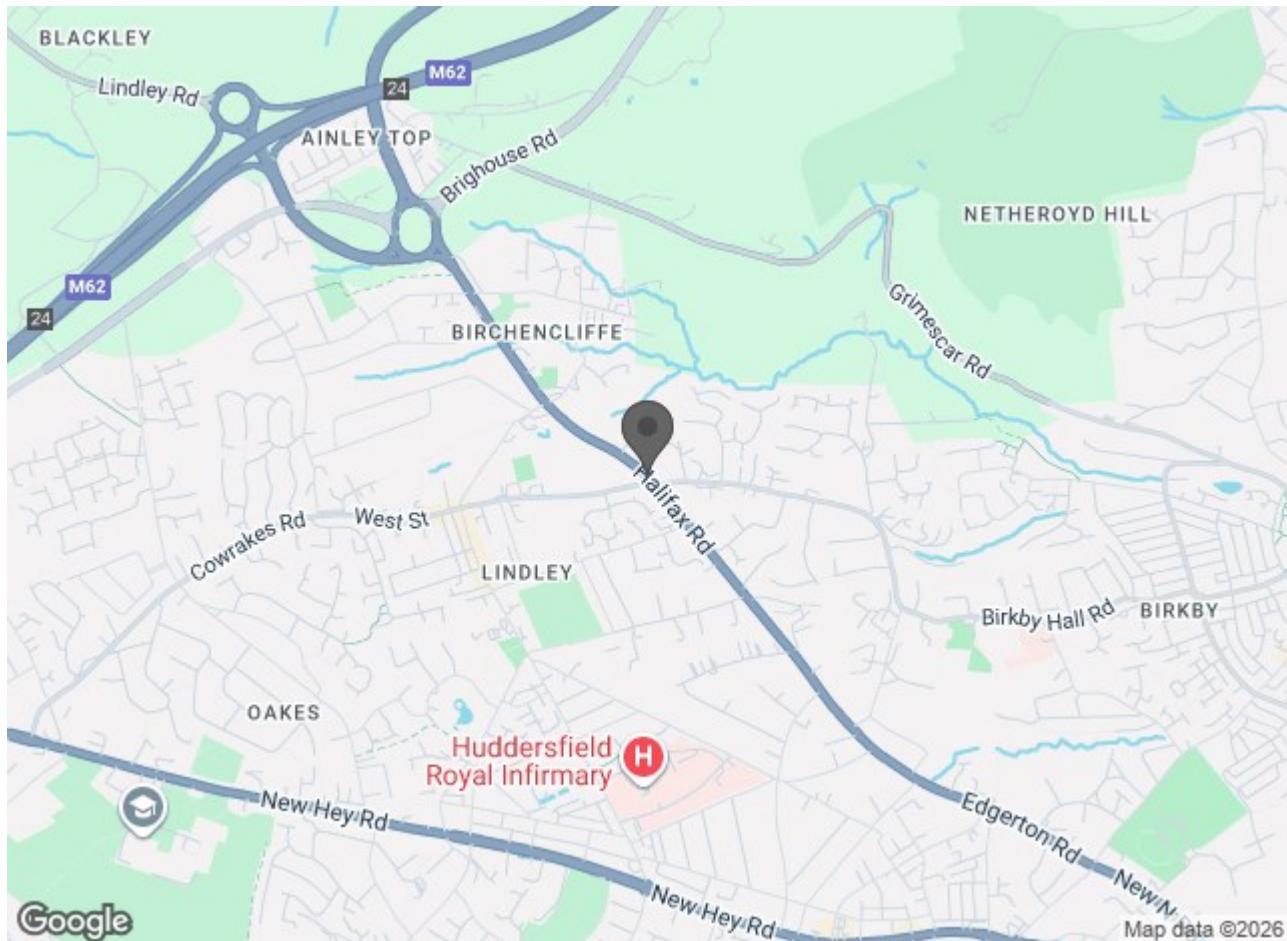
Automatic entrance gates give access to the parking area, where an allocated space is immediately in front of the apartment.

### **Tenure**

The vendor has informed us that the property is Leasehold and we await further information.

# Halifax Road, Huddersfield,

Directions



**Martin  
Thornton**  
ESTATE AGENTS

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