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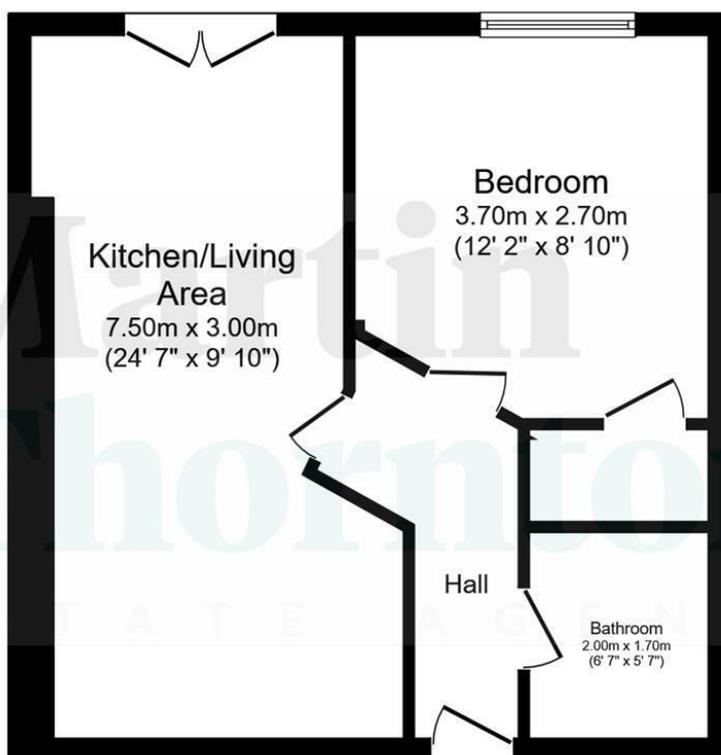
## Water Street, Huddersfield,

**Offers over £50,000**

This one-bedroom apartment is situated in a highly accessible area, within walking distance of Huddersfield Town Centre and public transport links, and only a short distance from the M62 motorway network. It may prove suitable to a professional couple or first time buyer looking for a lock up and leave style property. There is an intercom/coded entry door system at the communal entrance and steps lead up to the first floor, where number 45 can be found. The accommodation comprises an entrance hall, bathroom, double bedroom with walk-in wardrobe and an open-plan kitchen/living room. The property has an electric heating system and is predominantly uPVC double-glazed. Externally, the apartment benefits from its own outside space, which is perfect for outdoor entertaining.

**Water Street,  
Huddersfield,**

**Floorplan**



**Floor Plan**

Floor area 44.0 sq.m. (473 sq.ft.)

Total floor area: 44.0 sq.m. (473 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

# Water Street, Huddersfield,

## Details



### Entrance Hall

An internal heavy duty door opens to the apartment's entrance hall, where there is an intercom system linked to the downstairs communal door, a ceiling light point and access to the following rooms:

### Bathroom

The bathroom has a white suite comprising a panelled bath with a curved splash screen and a mains fed shower over, a pedestal hand basin with mixer tap and a low-level WC. There is vinyl style flooring, appropriate tiling to the walls, a ceiling light point, an extractor fan and a shaver point.



### Bedroom

This double bedroom is positioned at the rear of the apartment and have a uPVC double-glazed window. There is a useful walk-in wardrobe/storage cupboard, which has lighting and houses the fuse box and water heater. The room has three ceiling light points and a wall-hung electric radiator.



# Water Street, Huddersfield,

## Details



### Kitchen/Living Room

This open-plan room is particularly light and bright, with French doors leaving out to the apartment's rear garden area. At the rear of the room, the kitchen area has a range of wall and base cupboards, drawers, roll-edge worktops and a one-and-a-half bowl stainless steel sink unit. Integrated appliances include an oven and hob with filter hood and a fridge freezer. There is plumbing for an automatic washing machine, space for a microwave, brick style tiled surrounds, vinyl style flooring and a ceiling light point. The living area has a ceiling light point, an electric wall heater and plenty of space for furniture.



### External Details

Accessed via the French doors in the living area is the apartment's garden area, with fenced and walled boundaries. It is perfect for outdoor entertaining.



### Tenure

The vendor informs us that the property is leasehold.

# Water Street, Huddersfield, Directions

