



Grimescar Road, Huddersfield, HD2 2EB
£150,000

A well presented, two bedroom apartment in this popular and conveniently located gated development in Ainley Top. Ideally situated for access to the M62 corridor and both Halifax and Huddersfield town centres along with local amenities, this first floor apartment would suit a professional person or couple, or a buy to let investor.

The accommodation, in brief, comprises: Entrance hall, lounge open plan to kitchen, master bedroom with Jack and Jill bathroom and a second bedroom. There is allocated parking for one car and ample visitor parking.



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Communal Entrance

Secure intercom. Lift and stairs. Door to front elevation.

Entrance Hall

Understairs cupboard with plumbing for washing machine. Door leading to communal entrance.

Lounge 10'8" x 15'0" (3.274 x 4.597)

Under floor heating. UPVC double glazed French doors leading to Juliet balcony. UPVC double glazed window to front elevation.

Kitchen 7'9" x 13'2" (2.366 x 4.023)

Fitted kitchen with wall and base units. Stainless steel sink. Electric oven. Electric hob. Integrated microwave. Integrated dishwasher. Integrated fridge / freezer. Under floor heating.

Bedroom One 9'6" x 10'11" (2.900 x 3.346)

Fitted wardrobes. UPVC double glazed window to front elevation. Under floor heating.

Jack and Jill Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps. Separate shower cubicle. Extractor fan. Under floor heating.

Bedroom Two 10'7" x 9'1" (3.241 x 2.781)

Built in wardrobes. UPVC double glazed window to rear elevation. Under floor heating.

Parking

One allocated space and visitors parking.

Council Tax Band

C

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is: trout.rapid.body

Leasehold

999 year lease from 01/01/2006

Ground rent £200 per annum

Service charge £2000 per annum in 2023

Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

We are not a member of a client money protection scheme.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-101) A			(82-91) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(39-49) D		
(39-54) E			(21-38) E		
(21-38) F			(11-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
	73	75			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

