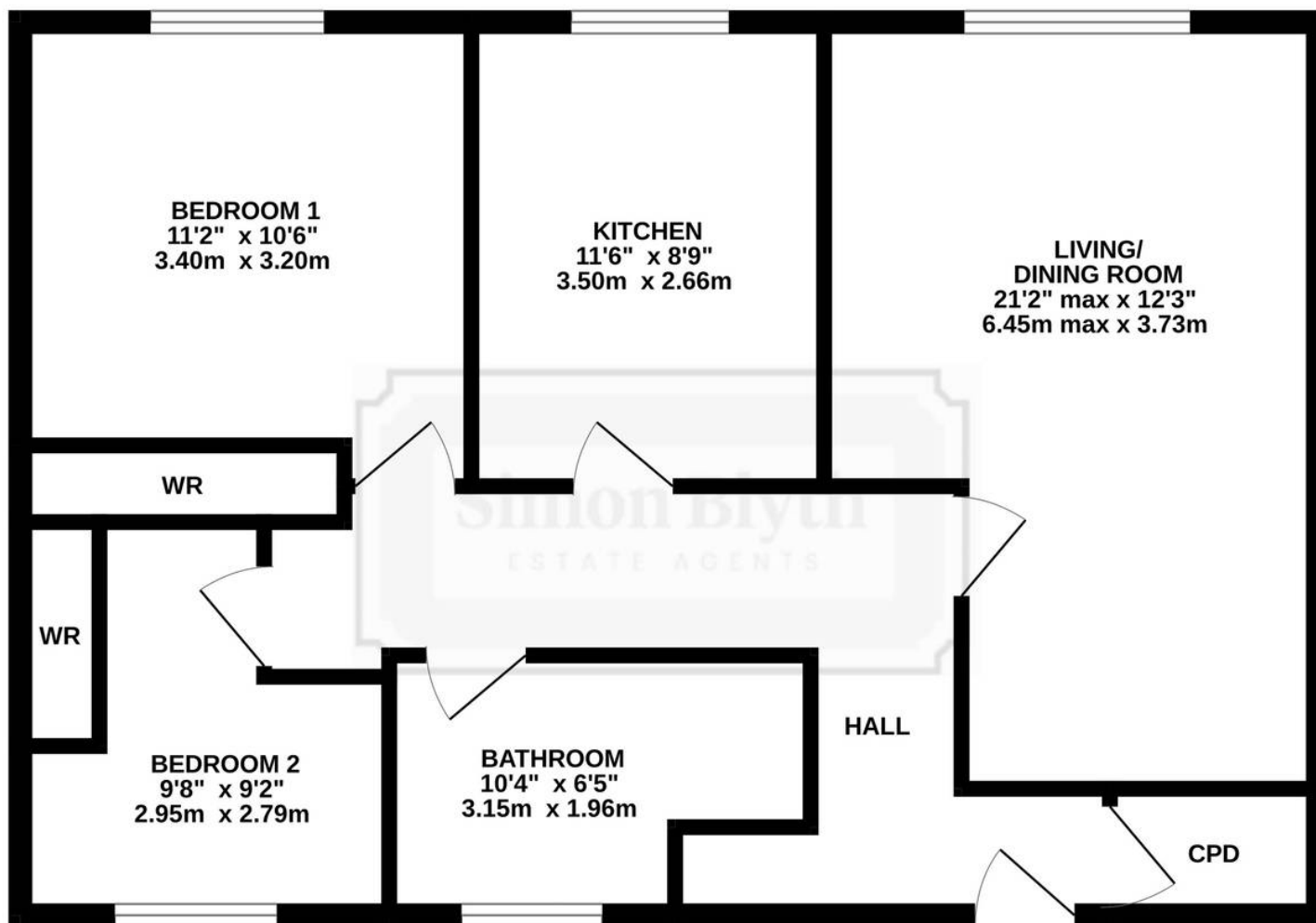




18 Arncliffe Court Croft House Lane, Marsh
Huddersfield

Offers in Region of **£155,000**



ARNCLIFFE COURT

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18 Arncliffe Court Croft House Lane

Marsh, Huddersfield

An attractively presented and well appointed purpose built apartments, situated on the second floor within this well regarded development which includes lovely maintained communal gardens together with on site parking and single garage.

Arncliffe Court was constructed circa 1974 and stands on the site of Croft House once owned by Hollywood film star James Mason.

The accommodation is served by electric heating, pvcu double glazing and has a number of useful storage areas. A communal entrance with staircase gives access to the second floor and leading to the entrance hall, living/dining room, modern fitted kitchen two bedrooms both with wardrobes and bathroom.

The apartment is within walking distance of the local amenities offered within Marsh as well as being close to neighbouring Lindley, Greenhead Park and accessible for town centre and M62.





Ground Floor

Communal Entrance

With stairs rising to the second floor, gives access to the apartment which comprises entrance hall, this has inset ceiling down lighters, useful storage cupboard with ceiling down lighter, shelving, electric heater and there is a further storage area which is situated to the side of the bathroom. From the hallway access can be gained to the following rooms..-

Living/Dining Room

21' 2" x 12' 3" (6.45m x 3.73m)

As the dimensions indicate this is a spacious reception room which has pvcu double glazed window looking out over the maintained gardens, there are inset LED down lighters and two wall mounted electric heaters.

Breakfast Kitchen

11' 6" x 8' 9" (3.51m x 2.67m)

This is situated adjacent to the living room and enjoys a similar aspect to a pvcu double glazed window, there are inset LED down lighters, laminate flooring and fitted with a range of white shaker style base and wall cupboards, drawers, these are complimented by overlying worktops with matching splash backs which extend to form a breakfast bar. There is an inset 1 1/2 bowl single drainer sink with brushed stainless steel monobloc tap, Smeg four ring halogen hob with stainless steel extractor hood over and electric fan assisted oven beneath, integrated dishwasher, integrated fridge, integrated freezer, plumbing for automatic washing machine and wall mounted electric heater.



Bedroom One

11' 2" x 10' 6" (3.40m x 3.20m)

A double room which has pvcu double glazed window looking out over the communal gardens, there are inset LED down lighters, wall mounted electric heater and having fitted floor to ceiling door mirror fronted wardrobes.

Bedroom Two

9' 2" x 9' 8" (2.79m x 2.95m)

With pvcu double glazed window looking out over the courtyard gardens, there are inset LED down lighters, electric wall heater and a bank of wardrobes which are virtually floor to ceiling in height.

Bathroom

10' 4" x 6' 5" (3.15m x 1.96m)

With frosted pvcu double glazed window, inset LED down lighters, shaver socket, part tiled walls with large inset mirror, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising wall hung hand wash basin with chrome monobloc tap and shelving beneath, low flush WC and panelled bath with glazed shower screen and electric shower fitting over.





COMMUNAL GARDEN

The apartment block stands within beautifully maintained and established communal gardens which include lawned areas, printed concrete pathways together with planted trees, flowers and shrubs. The rear elevation looks out over a delightful courtyard garden.

Garage

There is on site parking together with a single garage. The garage is the 9th garage down on the left hand side forming part of a block of 15.

ADDITIONAL DETAILS

THE PROPERTY HAS ELECTRIC HEATING.

THE PROPERTY HAS PVCU DOUBLE GLAZING

COUNCIL TAX BAND C THE PROPERTY IS LEASEHOLD FOR A REMAINDER OF 999 YEARS FROM 01/12/2000 WITH NO GROUND RENT PAID.

SERVICE CHARGE FOR 2025 IS £1100 AND INCLUDES MAINTENANCE OF COMMUNAL INTERNAL AND EXTERNAL AREAS, COMMUNAL ELECTRICITY, MAINTENANCE OF GARDENS, EXTERNAL WINDOW CLEANING AND BUILDINGS INSURANCE.



VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

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Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm



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