



Apt 30 Ridge Close, Newsome, Huddersfield, HD4 6DT  
Offers Over £67,000

**bramleys**



100% OWNERSHIP

CASH BUYERS ONLY

Situated in this unique environmentally friendly development is this first floor apartment. Being ideally suited to a cash buyer/investor, the apartment has gas fired central heating and double glazing., with accommodation briefly comprising lounge with dining area open plan to the kitchen, two double bedrooms and bathroom with three piece suite in white and shower over the bath. The property has communal lawned areas and a designated parking space. The property is conveniently located for local transport link to Huddersfield Town Centre which is approximately 1 mile away and also has access to the M62 motorway network which is ideal for those looking to commute. Energy Rating: C



## GROUND FLOOR:

Enter the apartment block through the communal entrance hall. The first floor can be accessed via a staircase.

## No.30 - First Floor Apartment

### Lounge/Dining/Kitchen

10'6" x 27'8" (3.20 x 8.43)

### Living/Dining Area

Having a central heating radiator.

### Kitchen

Having a range of wall and base units with working surfaces over. There is a built in oven and hob with extractor above, wall mounted boiler, sink with side drainer and mixer tap and part tiled walls. There is a window, laminate flooring and space for a fridge and washing machine.

### Bedroom 1

9'10" x 12'3" (3.00 x 3.73)

This good sized double bedroom has a window and central heating radiator.

### Bedroom 2

9'11" x 9'2" (3.02 x 2.79)

A good sized second bedroom with central heating radiator and window.

### Bathroom

Furnished with a 3 piece white suite incorporating low flush WC, pedestal wash hand basin and panelled bath with overhead shower. There are also part tiled walls.

## OUTSIDE:

The apartment has access to communal garden areas and a parking space.

## PLEASE NOTE:

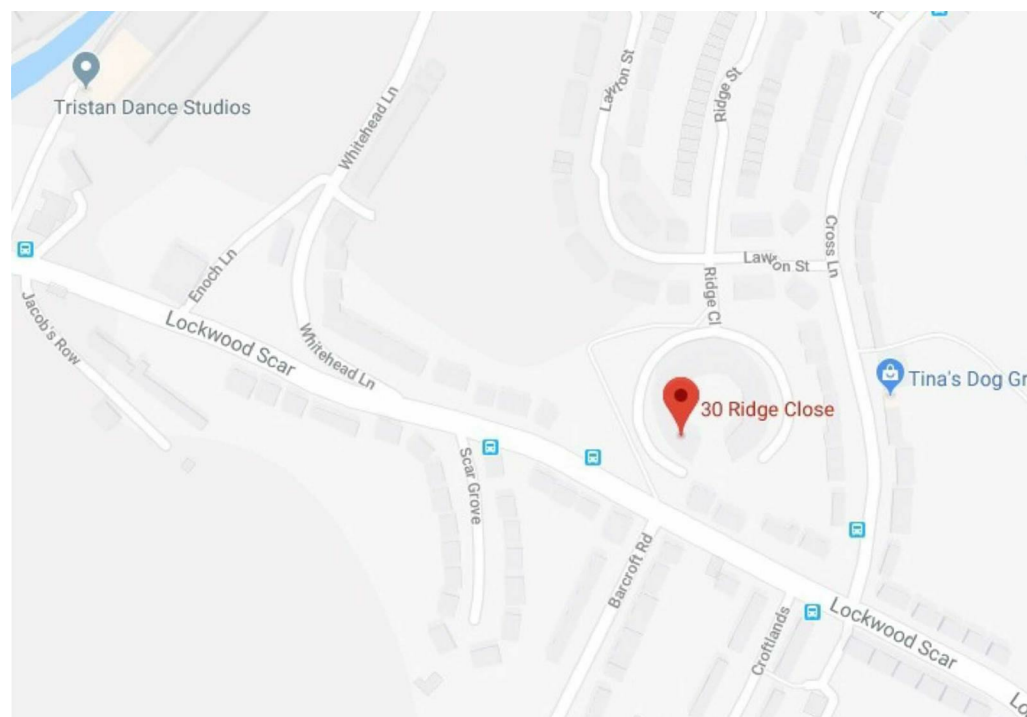
The internal photos are from January 2020 and are therefore to be used for illustration purposes only.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## DIRECTIONS:

Leave Huddersfield via Chapel Hill (A616), turn left onto Colne road and follow the road round the one way system. Continue up Newsome Road and then take the right hand turn onto Malvern Road. At the T junction turn right onto Stile Common Road and then left onto Cross Lane. Proceed to the brow of the hill and turn right onto Lawton Street turning right onto Ridge Close where the apartment block can be found.



## TENURE:

Leasehold - Date : 26 September 2008 / Term : 125 years

There is no ground rent, however there is a service charge.

## SERVICE CHARGE & 25% RENT

The service charges include buildings insurance, lift maintenance, communal cleaning and lighting and this apartment pays £88.68 per calendar month (2024/2025). This charge is reviewed each year, so is subject to yearly increases.

## 75% SHARE RENT (IF 100% NOT PURCHASED):-

If the property is sold as a 75% ownership basis, the new owner would need to pay £75 per month for the 25% rent share.

## COUNCIL TAX BAND:

A

## MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

## SOLE OWNERSHIP INFORMATION/SHARED OWNERSHIP:

A purchaser wishing to proceed with 100% ownership would not be required to fill out an application form. The current vendors share, along with the housing associations share would be combined in order to complete the sale.

Any purchaser wishing to proceed with a 75% Ownership requires the following:-

The potential buyer is checked for eligibility for affordable housing by the relevant Housing Association. First through an online application which is available on request. Then if they have an approved application then they would need to send a copy of the completed successful application along with various documents required to support the application.

<https://apply.yorkshirehousing.co.uk/ApplyOnline/LowCostHomeOwnership#Page=0>

## Ground Floor



## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(112 plus) A			
(81-111) B		80	80
(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	

Huddersfield | Halifax | Elland | Mirfield

