



16 Flugel Way, Lindley, Huddersfield, HD3 3HQ

£135,000

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This 2 bedroom, 3rd floor apartment is situated in the highly desirable residential area of Lindley where most daily requirements can be satisfied within the village centre. Situated approximately 0.5 miles from J24 of the M62, the property is handily located for those wishing to commute to the major trading centres of West Yorkshire and East Lancashire. Benefiting from gas fired central heating and uPVC double glazing, the property would make an ideal purchase for the professional person/couple or alternatively the investor buyer. The accommodation comprises: entrance hall, 2 double bedrooms, bathroom, lounge with Juliette balcony and kitchen. Allocated off road parking together with visitor parking.

Energy Rating: C



GROUND FLOOR:

Communal Entrance

Having a staircase rising to all floors. Please note this apartment is on the third floor.

THIRD FLOOR:

Entrance Hall

Having laminate flooring, a central heating heating radiator, telephone entry system and a cupboard which houses the water boiler.

Bedroom 1

11'9 x 8'4 (3.58m x 2.54m)

This double room has a built in wardrobe, wall light points, TV aerial point, a central heating radiator and a uPVC double glazed window.

Bedroom 2

11'8 x 8'8 (3.56m x 2.64m)

Another double room which has a central heating radiator and a uPVC double glazed window.

Bathroom

The bathroom has part tiled walls, tiled flooring and a three piece suite comprising bath with mixer tap shower attachment over and screen, wc, pedestal wash hand basin, extractor fan and electric shaver point.

Lounge

14'5 x 12'3 (4.39m x 3.73m)

Also having laminate flooring, wall light points, a central heating radiator and uPVC double glazed French doors to a Juliette balcony. The lounge is open plan to the kitchen.

Kitchen

12'6 x 5'1 (3.81m x 1.55m)

The kitchen has a range of wall and base units with working surfaces over with stainless steel sink unit and tiled splash back. Integrated appliances include a dishwasher, washer/dryer, gas hob and oven/grill with stainless steel extractor hood over. There is also space for a tall fridge freezer.

OUTSIDE:

The apartment comes with 1 allocated under cover parking space which is accessed from the rear. Visitor parking is also available.

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 New North Road (A629) in the direction of Halifax. This road then becomes Edgerton Road and then Halifax Road. Just before the traffic lights next to the Cavalry Arms, take a left turn onto Holly Bank Road and turn immediately right onto Flugel Way. The apartment can be accessed via the front entrance.

SERVICE CHARGE & TENURE:

Leasehold - Term: 150 years from 2005 / Ground Rent: £68 per annum.

Service Charge: £85 per calendar month

Please note, we have not seen sight of any paperwork regarding the costs mentioned above. We would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

B

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.





Third 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
<i>Very energy efficient - lower running costs</i>		
(82 plus) A		
(81-81) B		
(69-80) C	71	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	