



4 Church Tower View, Lindley, Huddersfield, HD3 3FX  
£195,000

**bramleys**

## NO UPPER CHAIN

Offered for sale is this 2 bedroom, first floor apartment in a small residential apartment block in the centre of Lindley village.

Forming an ideal purchase for the downsizer or investor alike, the property is within walking distance of local amenities within the village, Huddersfield Royal Infirmary and transport links to Huddersfield town centre. Access to the M62 is also a short drive away, providing links to the major trading centres of West Yorkshire and East Lancashire.

An early viewing is essential to appreciate the accommodation which comprises:- ground floor entrance lobby, stairs to first floor, lounge, kitchen, bedroom with en suite, further bedroom and main bathroom.

Energy Rating: C



## GROUND FLOOR:

Access via a double glazed door into the entrance lobby.

### Entrance Lobby

With a wall mounted heater and stairs leading up to the first floor.

## FIRST FLOOR:

With access to the loft via a loft hatch and benefitting from two storage cupboards.

### Lounge

18'11" x 11'8" (5.77m x 3.56m)

Enjoying double glazed French doors to the front elevation which leads to the balcony and having twin double glazed windows to both sides. The lounge benefits from underfloor heating.

### Kitchen

9'9" x 8'10" (2.97m x 2.69m)

With a range of wall, drawer and base units, underfloor heating, a one and a half bowl stainless steel sink and drainer unit, laminate work surfaces with glass upstands and having a uPVC double glazed window to the rear elevation. Integral appliances include a SMEG four ring electric hob with extractor hood over, NEFF oven and shoulder level SMEG microwave, there is also a fridge freezer, SMEG dishwasher and washing machine.

### Bedroom 1

14'11" x 10'5" (4.55m x 3.18m)

With inbuilt wardrobes having shelving and hanging space, underfloor heating, a uPVC double glazed window to the front elevation and access to the en-suite shower room.

### En suite Shower Room

A three piece suite comprising of a low flush W.C, pedestal wash hand basin and step in shower with showerhead attachment. With a heated towel rail, tiling to the full ceiling height and uPVC obscure double glazed window to the front elevation.

### Bedroom 2

14'0" x 8'9" max (4.27m x 2.67m max)

With inbuilt wardrobes, underfloor heating and a uPVC double glazed window to the rear elevation.

## Bathroom

A three piece suite comprising of a low flush W.C, wash hand basin and panelled bath with shower head attachment. There is tiling to the full ceiling height, a heated towel rail and a uPVC obscure double glazed window to the rear elevation.

## OUTSIDE

Externally the property benefits from a private parking area, maintained communal gardens and it enjoys a balcony to the front elevation with glass surround.

## 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 and proceed through the traffic lights onto Halifax Road. Take a left turning onto Hungerford Road and proceed to the top, here cross over the road into Occupation Road. Continue along occupation road where at the end, take a right onto Lidget Street, continue straight where you will find the entrance to Church Tower View on the right hand side, clearly identified by our Bramleys for sale board.

## TENURE AND SERVICE CHARGE:

Leasehold - Term: 999 years From: 14 July 2005 until 13 July 3004

Ground Rent: £150 per annum.

Service Charge: £1240.10 (per annum for 2024/2025)

## COUNCIL TAX BAND:

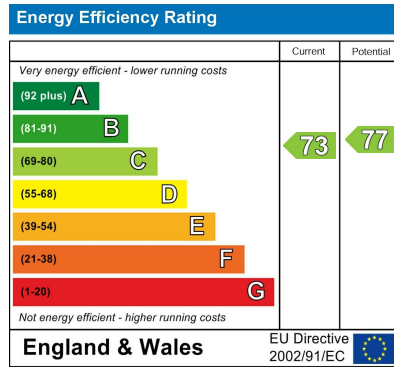
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## MORTGAGES:

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.

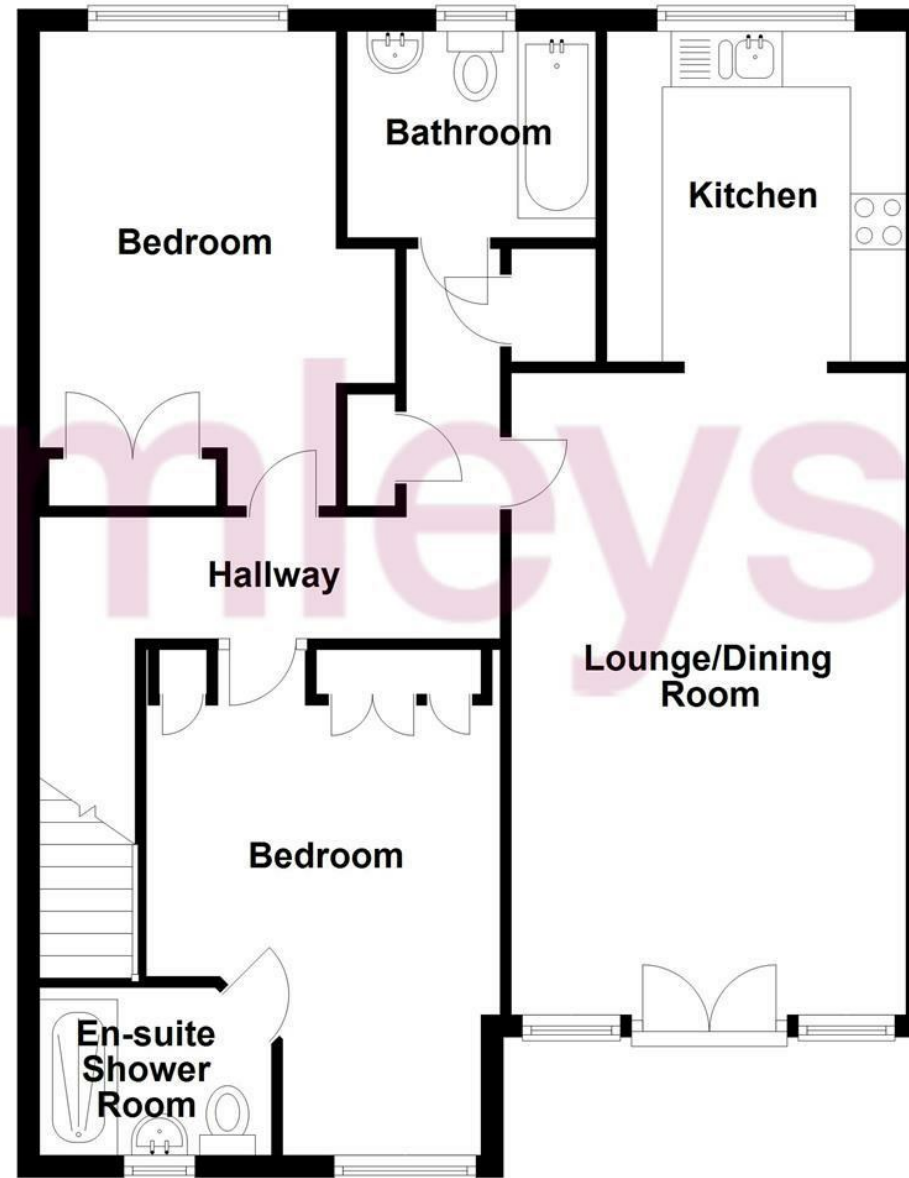
## ONLINE CONVEYANCING SERVICES:

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.

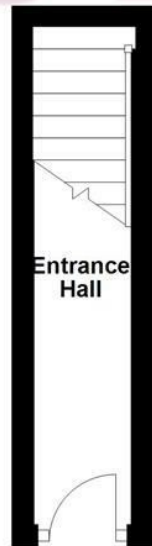




## First Floor



## 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

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