



Apt 3 Maple Gardens, 263 Birkby Road, Birkby, Huddersfield, HD2 2DR  
Asking Price £260,000

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**\*VIEWING'S HIGHLY ADVISED TO TRULY APPRECIATE THE PROPERTY'S SIZE AND LOCATION\***

This stunning, luxuriously appointed ground floor apartment is situated in this small complex of 12 apartments. Having superb, spacious open plan living accommodation which incorporates a lounge, dining area and breakfast kitchen. The property is further enhanced by underfloor heating, uPVC double glazing, en suite facilities to the master bedroom, private patios, communal gardens, external CCTV to the carpark and garden areas, intercom access and secure parking with 2 allocated spaces.

Handily located, approximately 1.5 miles from Huddersfield town centre, but within a short drive to J.24 of the M62, thus making the major trading centres of West Yorkshire and East Lancashire readily accessible. The property would form an ideal purchase for the professional couple or those looking towards retirement.

Energy Rating: C





## GROUND FLOOR:

Communal Entrance - To the front of the apartment building a glazed entrance door leads into the main atrium which provides access to the apartments.

### Rear Entrance (Independent Access)

Enter through the patio doors into:-

### Rear Entrance Hall

With solid oak flooring, security alarm, boiler room with storage and sunken low voltage lighting.

### Utility

4'0" x 3'8" (1.22m x 1.12m)

Being plumbed for a washing machine and having sunken LED lighting.

## Living Room

16'0" x 16'1" (4.88m x 4.90m)

A most spacious living room which has a continuation of the oak flooring from the entrance hall. This room is fitted with sunken low voltage lighting, uPVC double glazed windows to the side and French doors which provide access to the rear patio.

## Dining / Kitchen Area

19'8" x 21'5" (5.99m x 6.53m)

A superb open plan area which links the living area. To the dining area there is oak flooring and uPVC double glazed French doors which give access to the covered rear patio.

To the kitchen area there is a comprehensive range of matching modern wall and base units with working surfaces, central island with built-in 4 ring electric hob and overhead Smeg extractor, split level oven and grill with integral microwave, dishwasher, drawer units and cupboards. There is also a free standing 50/50 fridge freezer (to be left in situ), tiled floor, sunken LED lighting, a 1.5 bowl Asterite sink unit with mixer taps and waste disposal, together with concealed lighting to the wall units.



### Master Bedroom

11'5" x 10'9" excluding wardrobes (3.48m x 3.28m excluding wardrobes)

With a range of fitted full width wardrobes which provide hanging and shelving facilities, sunken low voltage lighting, TV aerial point, uPVC double glazed windows and door accessing the en suite.

### En suite Shower Room

Furnished with a 3 piece suite incorporating low flush WC, pedestal wash basin and walk-in shower cubicle. There is also an electric heated towel rail.

### Bedroom 2

8'9" x 12'7" excluding wardrobes (2.67m x 3.84m excluding wardrobes)

With a range of fitted full width wardrobes which provide hanging and shelving facilities, there is a TV aerial point, uPVC double glazed windows and sunken LED and low voltage lighting.

### Shower Room

Furnished with a 3 piece white suite comprising of a concealed flush WC, semi-pedestal wash basin with chrome mixer taps and drawer units beneath and a fully tiled, double width shower cubicle with rainwater showerhead and additional hose attachment. There is also a fully tiled floor, an electric heated towel rail and built-in store cupboard with glazed front.

### OUTSIDE:

Access is gained via an automated security gate, into the communal car park. The apartment has 2 allocated parking spaces to the rear which is adjacent to the apartments independent rear access through the patio doors. The apartment has a patio to the rear with access to the communal gardens.

Please note, there is access through the main atrium at the front of the building also. However due to the parking spaces allocated to the apartment, the vendors enter through their patio doors.

The development has 2 communal visitor car parking spaces.

### 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 into Edgerton Road, which then becomes Halifax Road. At the traffic lights with the Cavalry Arms turn right into Birkby Road and the entrance to Maple Gardens can be found on the right hand side.

### TENURE & SERVICE CHARGE:

Leasehold - Term: 999 years from 10/01/2005

Maintenance Charge: £415 per quarter

Ground Rent: £200 per annum

Buildings Insurance Premium: £615 per annum

### COUNCIL TAX BAND:

E

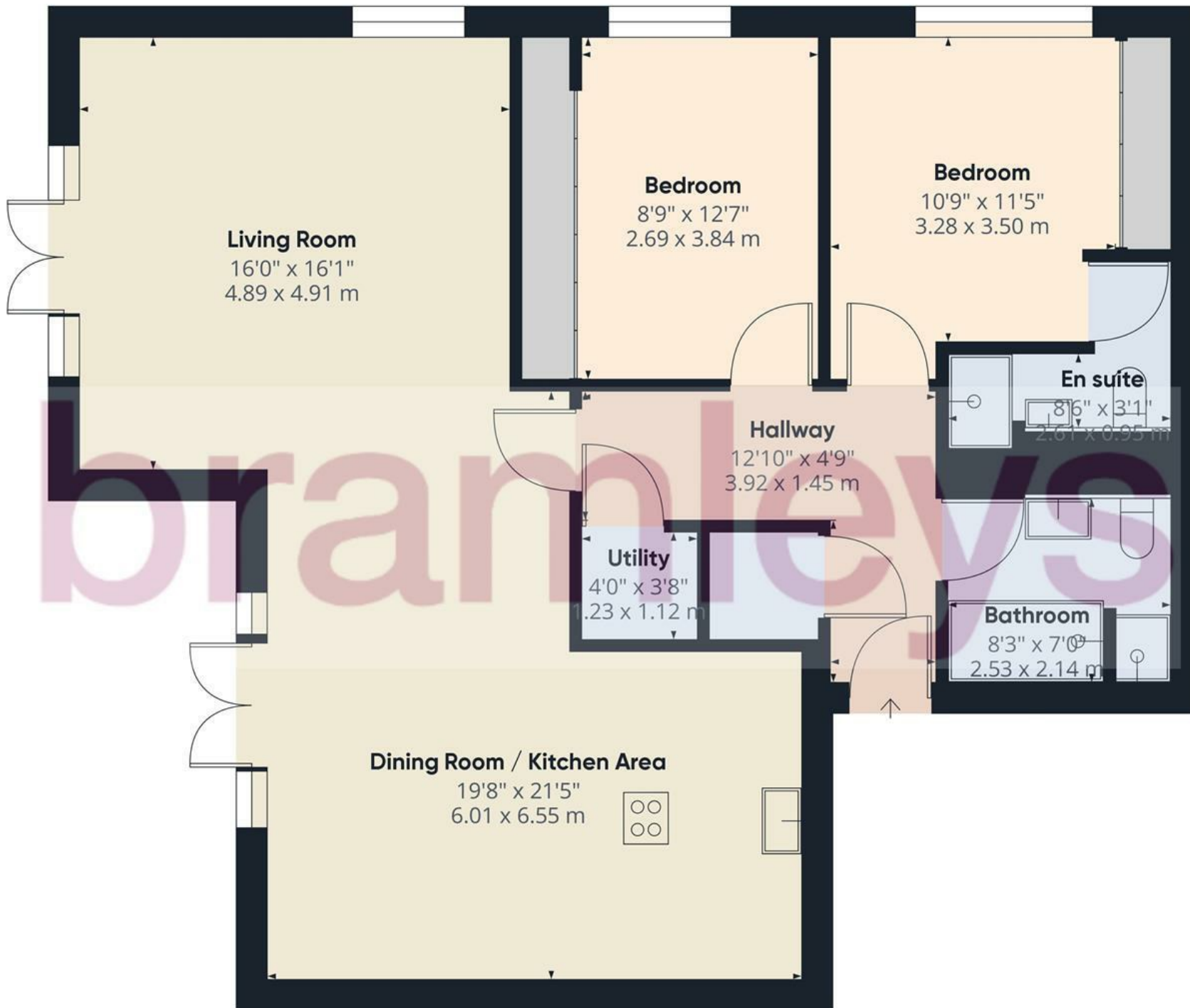
### MORTGAGES:

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.





Approximate total area<sup>(1)</sup>

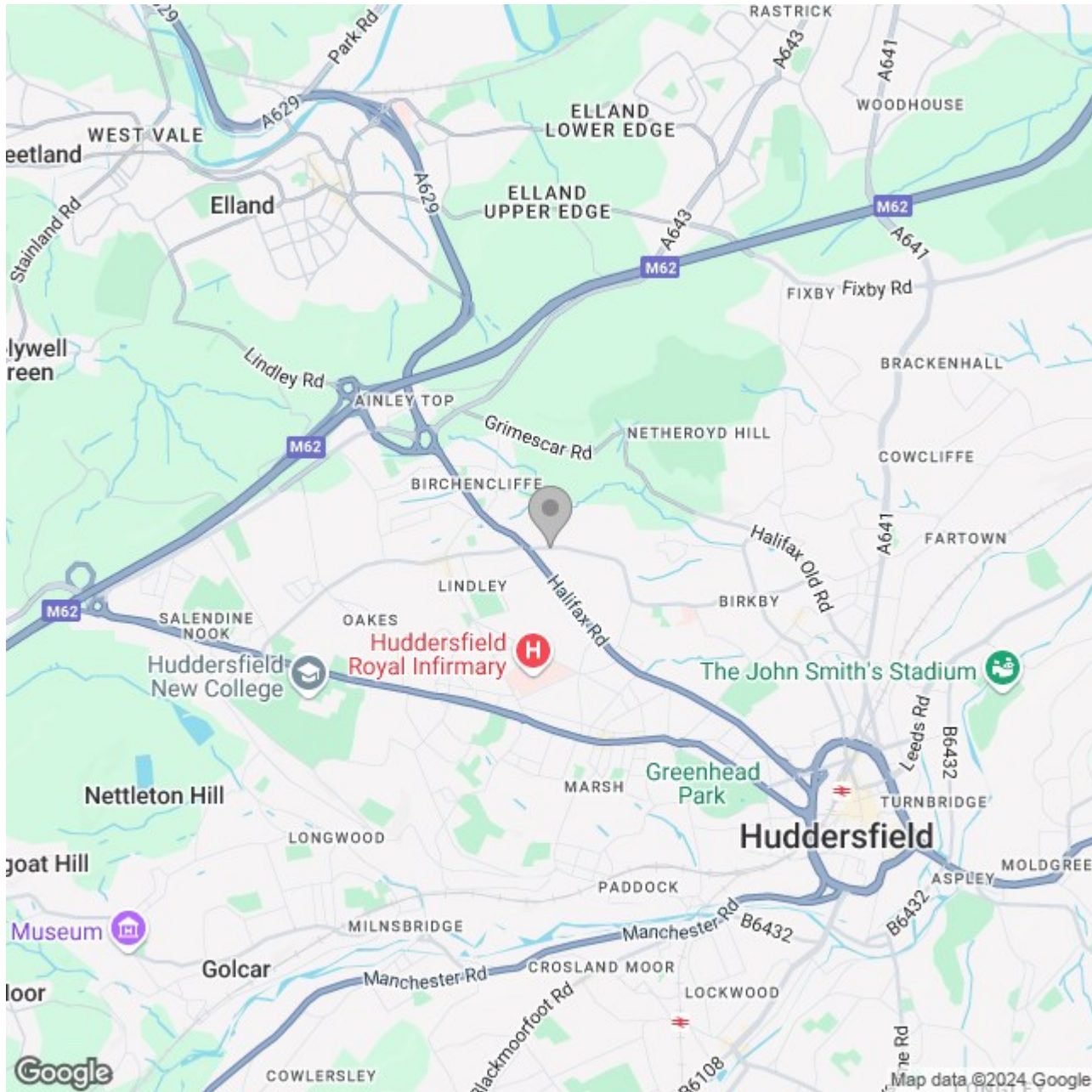
1089.36 ft<sup>2</sup>

101.21 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



**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			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		79	81
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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