



5 Marlinton Drive, Huddersfield, HD2 1GU

£67,500

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Built in 2007, this modern 2 bedroom, ground floor apartment is situated in this residential location, approximately 2 miles from Huddersfield town centre. Providing an ideal investment property, to serious Buy To Let Investors only, with tenant in situ, the existing tenancy producing £7,740 rental income per annum (£645 pcm).

With uPVC double glazing and electric heating, the property would make an ideal purchase for those looking for a buy-to-let investment.

With accommodation comprising:- entrance hall, open plan lounge with kitchen area, 2 bedrooms and bathroom. The apartment also comes with 1 allocated parking space.

Energy Rating: C



GROUND FLOOR:

Entrance Hall

Having a wall mounted electric heater, boiler cupboard and cloaks cupboard.

Living Kitchen

14'8" x 9'7" plus 10'5" x 8'2" (4.47m x 2.92m plus 3.18m x 2.49m)

Being L-shaped and open plan the living area is fitted with a uPVC double glazed window, wall mounted electric heater. The kitchen is fitted with a range of wall, drawer and base units with laminated work surface and part tiled walls. There is an electric hob with built-in oven and grill, overhead extractor fan and light, plumbing for a washing machine, 1.5 bowl stainless steel sink unit with mixer taps and side drainer, uPVC double glazed window and sunken low voltage lighting.

Bedroom 1

11'7" max x 10'1" max (3.53m max x 3.07m max)

With a uPVC double glazed window.

Bedroom 2

10'2" x 10'1" max (3.10m x 3.07m max)

With a uPVC double glazed window and recess for a wardrobe.

Bathroom

Furnished with a 3 piece white suite comprising low flush WC, pedestal wash basin, panelled bath with overhead shower and shower screen. There is a uPVC double glazed window and wall mounted electric heater.

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 Bradford Road (A641), passing through the traffic lights at Fartown Bar continue straight ahead. At the roundabout proceed straight ahead and turn right into Long Hill Road. Proceed straight ahead at the next 3 roundabouts, turning right into Marlinton Drive. The apartment block will be found on the left hand side.

TENURE:

Leasehold - Term: 125 years from 01/11/2007 / Rent: £150 per annum

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

TENANT RENT AND SERVICE CHARGE:

Tenants rent: £645 pcm

Tenancy agreement started 17/02/2024

The service charge for 2023/2024 is £89.99 pcm - this information has been provided by the current owners. We would suggest all interest parties to make their own enquiries prior to a sale completing.

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.

Ground Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B	73	
(69-80) C		
(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	

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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