



Apartment 3, 164 Laund Road, Salendine Nook, Huddersfield, HD3 3TY

£165,000

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NO UPPER CHAIN

This 2 bedroom apartment, is one of only nine individual apartments located within this secure gated development. Situated on the ground floor and having the benefit of its own block paved patio area, the property would make an ideal purchase for those requiring single storey living. Having an entrance hall with large store/boiler room, open plan living kitchen, bedroom with en-suite shower room, a further second bedroom with fitted wardrobes and separate adapted wet room style shower room. Conveniently positioned within the well established residential area of Salendine Nook, which is approximately two miles from Huddersfield town centre and convenient for local amenities and M62 motorway access.

Energy Rating: C



COMMUNAL ENTRANCE HALL

A communal entrance door gives access to the development. Apartment 3 also has its own private entrance via uPVC French doors to the rear.

GROUND FLOOR:

Entrance Hall

The entrance hall has telephone entry system and a large built-in store cupboard which houses the boiler.

Open Plan Living Kitchen

20'2" x 17'8" (6.15m x 5.38m)

The kitchen area has a range of fitted wall and base units with working surfaces and tiled splash backs, integrated appliances include oven, electric hob with stainless steel extractor hood over, dishwasher, refrigerator and washing machine. There is tiling to the floor and ceiling spotlights. The living space has an electric heater, uPVC double glazed window and French doors which lead out to the patio area.

Bedroom 1

11'4" x 8'4" (3.45m x 2.54m)

Having an electric wall heater, uPVC double glazed window and access to the en-suite shower room.

En suite Shower Room

Having a double walk in shower, low flush WC, pedestal wash hand basin, part tiled walls, tiled flooring, extractor fan, ladder style radiator and a uPVC double glazed window.

Bedroom 2

11'2" x 6'7" to robe doors 8'5" max (3.40m x 2.01m to robe doors 2.57m max)

Having a range of fitted wardrobes with sliding door fronts to one wall, an electric wall heater and uPVC double glazed window.

Wet Room Shower

The wet room has full tiling to the walls and floor, open shower, wc and pedestal wash hand basin. Also having an electric shaver point and chrome ladder style radiator.



OUTSIDE:

The development is accessed via electric gates and the apartment has an allocated parking space for one vehicle to the rear together with shared parking. There is intercom entry system to the main communal entrance door. Apartment 3 has its own blocked paved patio area and is accessed from the rear of the development.

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 Trinity Street (A640). Proceed to the roundabout at Marsh and continue straight ahead into Westbourne Road. Proceed to the roundabout at Lindley and continue straight ahead into New Hey Road. Continue along this road passing Salendine Nook School on the left hand side. Proceed to the shopping centre at Salendine Nook turning right into Moor Hill Road and left Laund Road. The apartments can be found on the right hand side.

TENURE & SERVICE CHARGE:

Leasehold - Term: 125 years from 01/01/2008

Ground Rent: £250 per annum.

Service Charge £780 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.

COUNCIL TAX BAND:

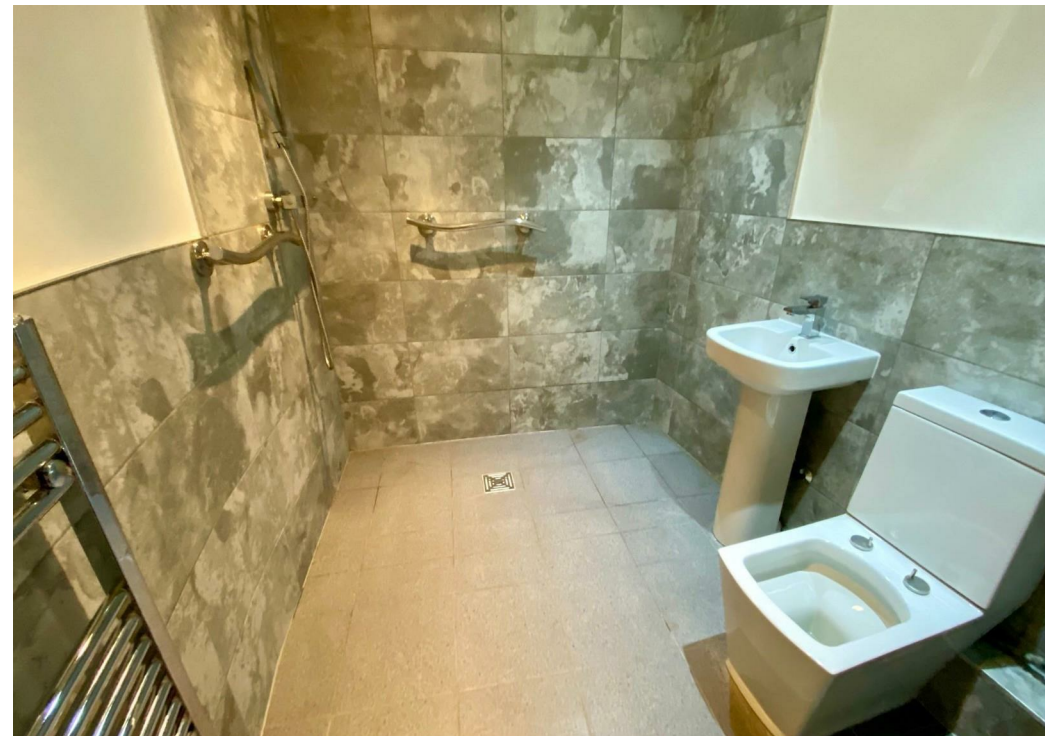
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MORTGAGES:

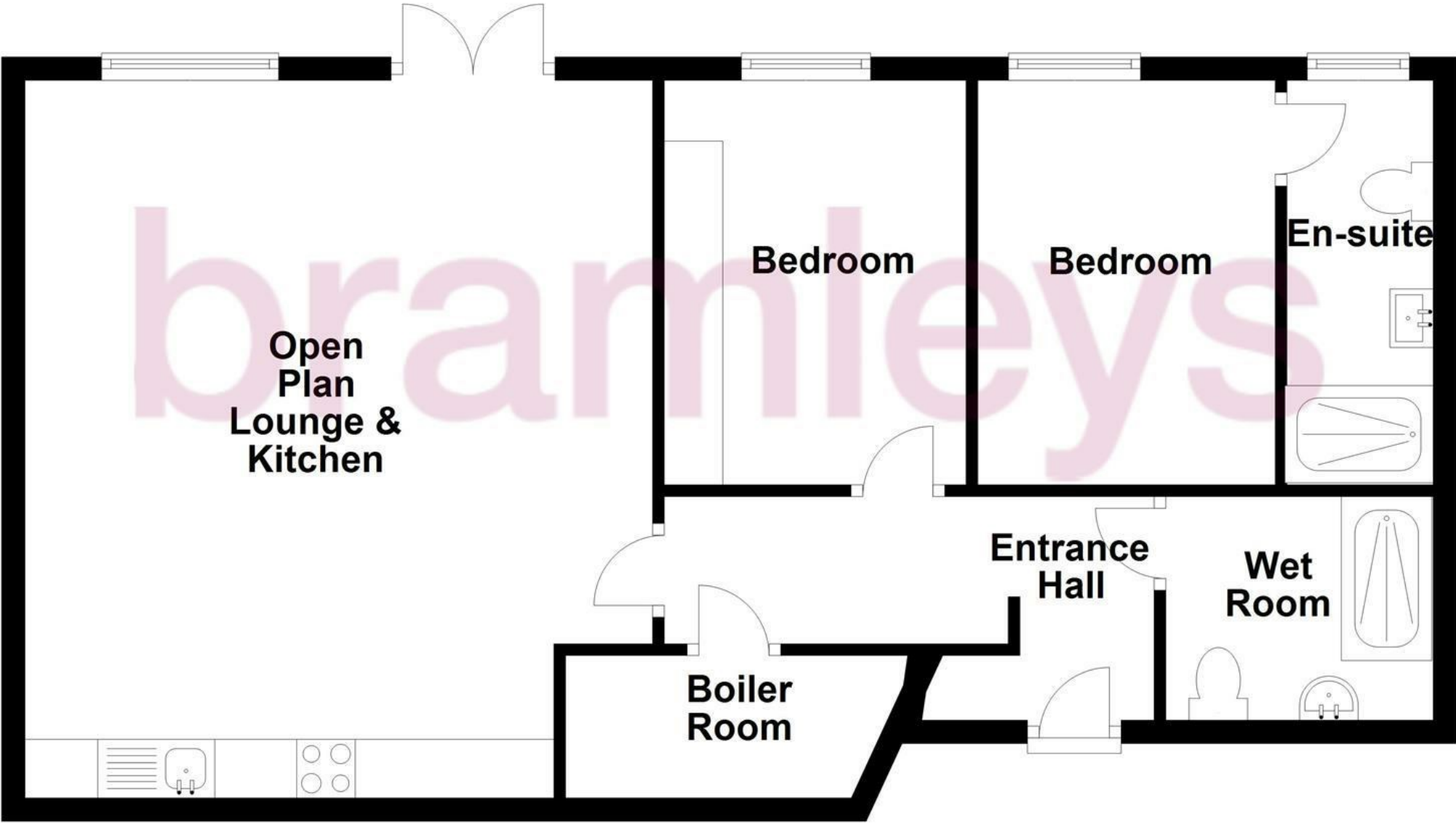
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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



Ground Floor



Open Plan
Lounge &
Kitchen

Bedroom

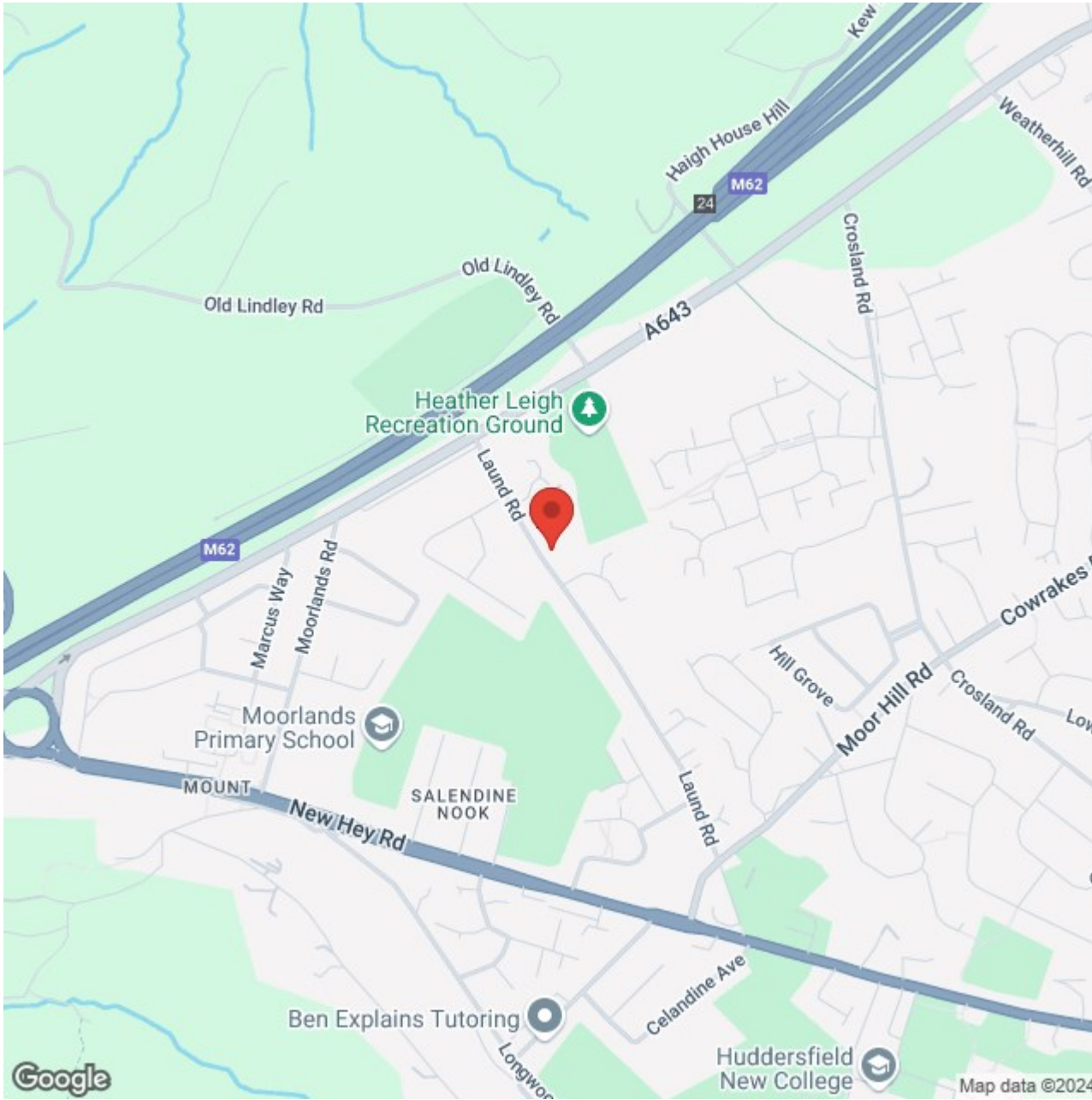
Bedroom


En-suite

Entrance
Hall

Wet
Room

Boiler
Room



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	76	78
(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 	

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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