



26 Shadwell Court, Austin Close, Lindley, HD3 3ZQ
£150,000

bramleys



NO UPPER CHAIN

Situated in the desirable area of Lindley, is this 2 bedroom apartment which is located on the second floor. This well presented home would make an ideal purchase for the first time buyer or professional couple. Having 2 bedrooms (one with en suite), spacious living kitchen, separate bathroom and 1 allocated parking space. The apartment is a short distance from the centre of Lindley, a short drive from Huddersfield town centre and has good links to the M62 motorway network. An internal viewing is strongly recommended to truly appreciate the space and position this property offers.

Energy Rating: B



GROUND FLOOR:

Enter through the communal external door. A staircase rises up to the first and second floor.

SECOND FLOOR:

Enter the apartment through an external door into:-

Entrance Hall

With a central heating radiator and useful storage cupboard.

Living Area

10'4" x 19'5" (3.15m x 5.92m)

With 2 central heating radiators and twin uPVC double glazed windows to the front elevation.

Kitchen Area

11'0" x 8'1" (3.35m x 2.46m)

Having a range of wall, drawer and base units with gloss fronts, laminate wood effect work surfaces with upstands, stainless steel sink with side drainer and mixer tap and a uPVC double glazed window to the side. Integrated appliances include a 4 ring induction hob, oven and extractor hood over, fridge freezer and washer/dryer.

Bedroom

9'11" x 12'11" (3.02m x 3.94m)

Having a useful built-in wardrobe with shelving and hanging space, central heating radiator, uPVC double glazed window to the rear elevation and access to the en suite shower room.

En suite Shower Room

Furnished with a low flush WC, pedestal wash hand basin and a step in shower with glass guard,

showerhead attachment and having tiling to the splashbacks. There is also a heated towel rail.

Bedroom 2

9'11" x 10'4" (3.02m x 3.15m)

With a central heating radiator and uPVC double glazed window to the rear elevation.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and panelled bath with shower head and rainfall shower head attachment. There are fully tiled walls and a heated towel rail.

OUTSIDE:

There is 1 allocated parking space to the front.

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), at the roundabout go straight ahead into Westbourne Road. Proceed up the road and at the next roundabout at the Bay Horse take a right hand turning onto Acre Street and continue through the village of Lindley which then becomes Lidget Street. Take a left hand turning into West Street, right into Weatherhill Road and left into Tennyson Avenue. Turn left into Austin Close and Shadwell Court will be found on the right hand side (middle apartment block).



TENURE & SERVICE CHARGE:

Leasehold - Term: 250 years from 23/12/2013

Ground Rent: £100 per annum

Service Charge: £1,414.54 per annum (2024-2025) please note, this is split and paid twice yearly January and July at £707.27. However, will be subject to a yearly review.

Please note, we would 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.

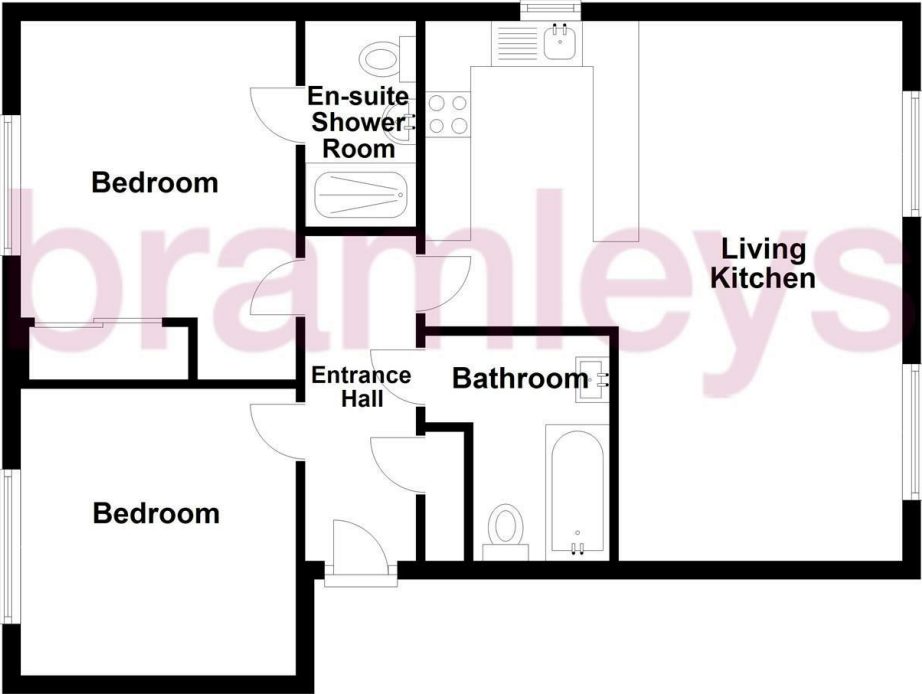
ONLINE CONVEYANCING SERVICES:

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.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.

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



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

Huddersfield | Halifax | Elland | Mirfield

