



14. Highfield Chase, Dewsbury, WF13 4DG  
Offers Over £100,000

bramleys



**\*\*EARLY VIEWING IS A MUST\*\*** Situated on a popular modern development is this well presented first floor apartment. Offering two bedroomed accommodation, the property is ready to move into and has good sized living space, along with contemporary kitchen and bathroom fittings. Located within communal areas and having an allocated parking space, along with visitor parking options. With local amenities available nearby plus easy access to major road and rail links.

The ground rent is approximately £300 per annum and the services charges are around £145 per month.



## Entrance Hallway

Accessed via an intercom system and having a electric wall heater and access to the living accommodation.

## Lounge

15'3" x 12'8" (4.65m x 3.86m)

A good sized Lounge space with a uPVC double glazed window to the front and a wall mounted electric heater. To one wall is a feature fireplace with hearth and inset electric fire.

## Kitchen

10'11" x 6'2" (3.33m x 1.88m)

The kitchen is fitted with a modern range of wall and base units with work surfaces, upstands and inset sink unit with mixer tap and drainer. A uPVC double glazed window overlooks the rear.

## Bedroom 1

11'2" x 10'4" (3.40m x 3.15m)

Located to the front and having a uPVC double glazed window and an electric wall heater. To one wall is a range of fitted mirrored wardrobes.

## Bedroom 2

10'5" x 7'8" (3.18m x 2.34m)

Currently used as a Dining Room, the second bedroom has a uPVC double glazed window to the rear along with a wall mounted electric heater and an in built storage cupboard.

## Bathroom

Furnished with a 3 piece suite comprising of panelled bath with shower over, a wash basin and WC. There is some tiling to the walls, a uPVC double glazed window and a ladder style heater.

## OUTSIDE

The property is located on the first floor of a modern apartment block and has communal areas and an allocated parking space in the car park to the rear. There is additional visitor parking also.



## 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.

## TENURE:

Leasehold - Term: 155 years from 1st January 2007

Ground Rent £300 per annum

Service Charge Approx. £145.00 per month

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:

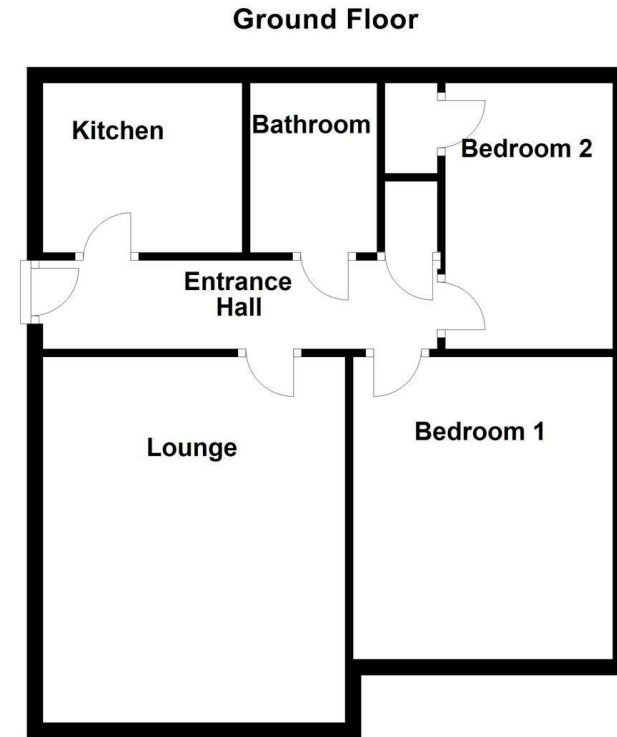
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## MORTGAGES:

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.

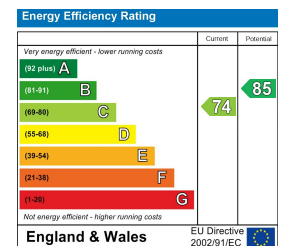


### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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