

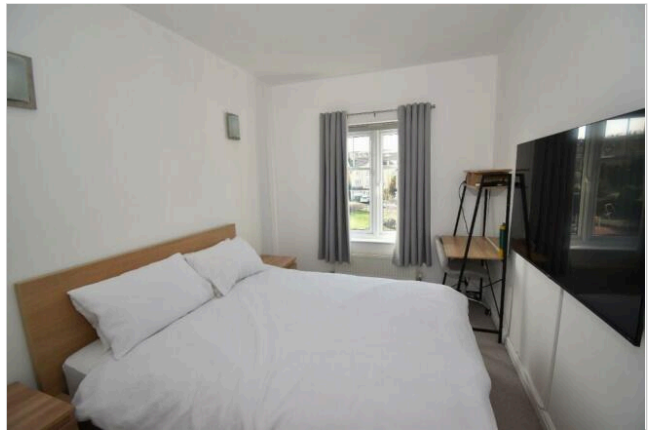
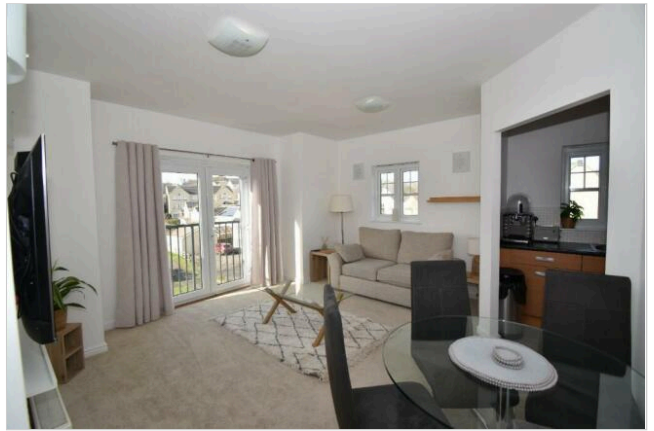
## 2 bedroom penthouse for sale

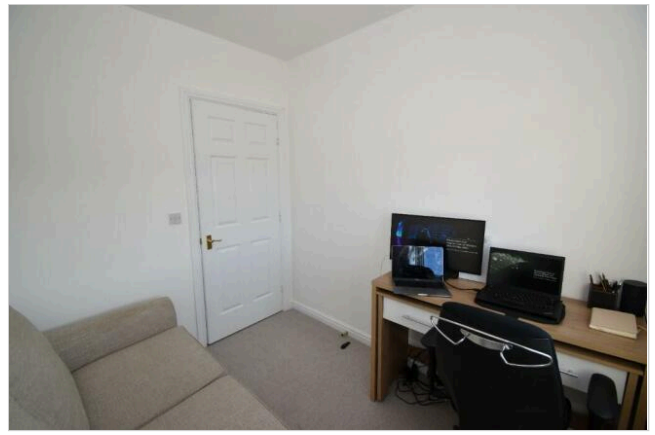
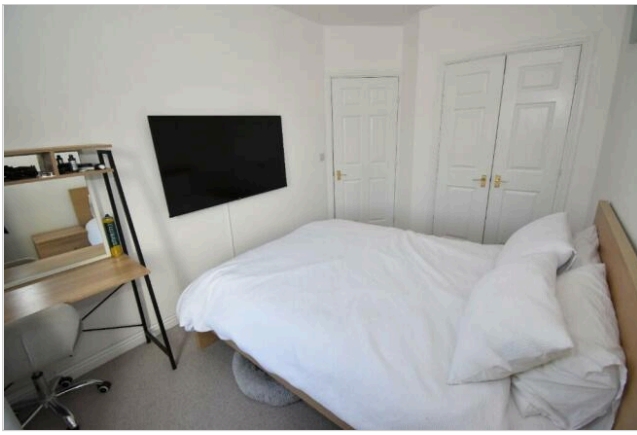
Flugel Way, Huddersfield, West Yorkshire, HD3

Fixed Price  
**£140,000**

Monthly mortgage payments

Print





## Property Description

### Key features

- No vendor chain & vacant possession
- Open plan kitchen with appliances
- Juliet balcony off lounge
- EPC - C
- Luxury two bedroomed penthouse apartment
- Allocated parking space
- Open garage
- Walking distance to Lindley Village

### Full description

Harvey & Ryall are delighted to present this modern, spacious two bedroomed penthouse apartment, ideally located just a short walk from Lindley village. The property is conveniently located near a main bus route and offers easy access to the M62 motorway at Junctions 23 and 24. It includes a designated parking space, along with communal visitor parking and shared gardens.

The well-designed interior offers easily manageable accommodation and boasts an attractive corner position, featuring a spacious Juliet balcony off the lounge.

The apartment opens into an inviting entrance hallway that leads to the open-plan living area, kitchen, two bedrooms, bathroom, and a convenient storage/boiler cupboard.

### Key property details

**Windows & Doors** - UPVC Double Glazed

**Heating powered by** - Gas Central Heating

Accommodation Listing:

**Entrance Hall** - Entry through the front door leads into a spacious hallway, featuring an intercom system for guest access, a radiator, and laminate flooring.

**Lounge** - A spacious living room with an open layout flowing into the kitchen, offering plenty of natural light through patio doors that lead to a Juliet balcony. Features include carpeted flooring, a radiator, and a window overlooking the side elevation.

**Kitchen** - The modern kitchen features a variety of wall and base units, complemented by a tiled splashback and wood-effect flooring. Integrated appliances include an electric oven, four-ring gas hob, extractor fan, fridge-freezer, dishwasher, washer-dryer, and a sink with a drainage board. A window overlooking the side aspect adds natural light, and the space is finished with laminate flooring.

**Bathroom** - The well-sized bathroom includes a full-sized bath with taps, an overhead shower with thermostatic mixer, a glass shower screen, and a curtain rail. It also features a low-flush WC, washbasin with overhead storage, white tiled splashback, radiator, extractor fan, wall-mounted towel holder, toilet roll holder, and toothbrush holder.

**Bedroom 1** - A spacious double bedroom featuring fitted wardrobes, a radiator, and carpeted flooring, with windows on the side elevation that allow plenty of natural light.

**Bedroom 2** - A single bedroom with a window on the side elevation that brings in natural light, along with a radiator and carpeted flooring.

**Parking arrangements** - Designated parking is available, along with additional visitor parking and an open garage space.

**Outside space** - Communal gardens surrounding the apartment and parking area.

**Tenure** - Leasehold

**Leasehold** - 131 Years remaining.

**Ground Rent** - £136.04 per annum

**Service Charge** - £1,096.41 per annum

**Council Tax Band** - B

**Energy Performance Rating** - C

**Mains Gas** - Yes

**Mains Electricity** - Yes

**Mains Water** - Yes

**Viewing** - By appointment with Harvey & Ryall

**What 3 Words location** - ///works.admits.transit

**Boundaries & Ownerships** - All prospective purchasers should make their own enquiries before proceeding to exchange of contracts to check the title deeds for any discrepancies of boundaries or rights of way. If you would like any more information of the subject, please contact us where we would be happy to discuss.

#### **Additional Details**

Plenty of local amenities in the local village, food, shops, and well regarded schools all in the area.

- 0.5 miles from The Manor House Venue

- 0.8 miles from Huddersfield Royal Infirmary

- 1.0 miles from Ainley Top/ M64 Junction 24

**Please contact us to arrange a viewing or your own market appraisal**

**This property is marketed and listed by Harvey & Ryall**

**Harvey & Ryall work in partnership with local trusted Solicitors & Mortgage advisors. Please contact us for more information.**

**Mortgage Advice** - 100% free with no obligation mortgage advice appointment with one of our partners. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

**Solicitors** - Conveyancing quotation with one of our partners.

#### **More information from this agent**

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#### **Energy Performance Certificates (EPCs)**

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## **Floorplans**

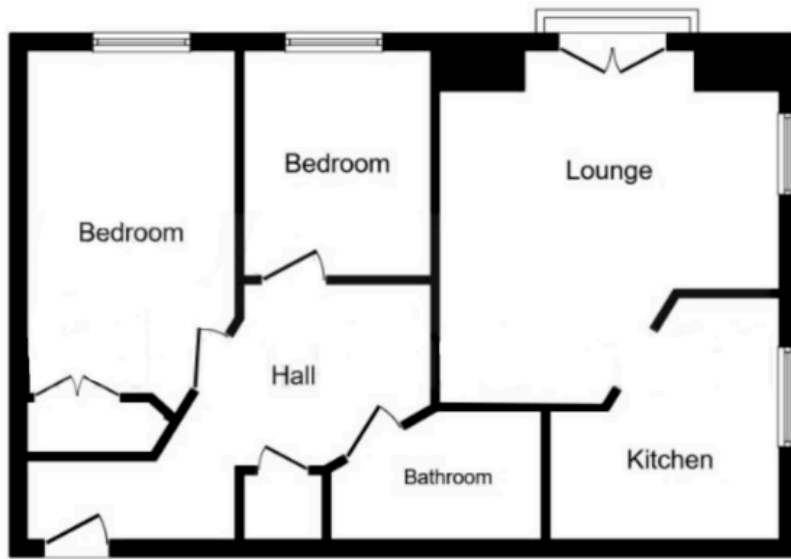
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Floorplan





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Floor Plan

map view

street view

Note: The pin shows the centre of the property's postcode, and does not pinpoint the exact address. The pin shows the exact address of the property. Street View is unavailable in this location. You're in the centre of the property's postcode. Start exploring the local area from here. [Take me back to the start](#)

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