



Huddersfield
SALES + LETTINGS



54 Rifle Fields Water Street
Huddersfield, HD1 4BB

£50,000

Kitchen/Living Room 23' 4" x 10' 10" (7.11m x 3.3m)

This apartment comes with a well equipped kitchen with an assortment of wooden cupboards on both base and wall level providing plenty of storage space whilst fitted with chrome handles and complimented by the darker smooth worktop. The fittings also incorporate a sink with drainer and a four ring electric hob fitted with an extractor hood directly above and an integrated oven also fitted. The kitchen is finished with black splash back tiling and wooden flooring. Adjacent to the kitchen is the living area which is well lit with the light from the French doors with surrounding windows allowing in plenty of natural light throughout the room. This is a well sized area that can be furnished. This room is completed with carpets, painted walls and wall hung lighting.

Bedroom 13' 5" x 7' 2" (4.08m x 2.18m)

The bedroom in this flat is a well sized room with large windows allowing natural light to pour into the room.

Mezzanine 9' 7" x 9' 1" (2.93m x 2.78m)

From the bedroom the mezzanine floor can also be accessed which in essence is a great space for however the next occupier would like to utilise this.

Bathroom 6' 7" x 5' 9" (2.00m x 1.76m)

The bathroom in this flat comprises of a three piece white suite incorporating a low flush W/C, hand basin and panelled bath with a shower screen and head fitted. The walls are partly tiled with white marble effect tiling acting as a splash back whilst there is lino flooring and an extractor fan fitted.

LEASE DETAILS

Years Remaining: 79 Years

Annual Ground Rent: £200

Annual Service Charge: £1372

Energy performance certificate (EPC)

Flat 54 Rifle Fields
Water Street
HUDDERSFIELD
HD1 4BB

Energy rating

D

Valid until

31 July 2029

Certificate number

8081-6628-5530-8829-9906

Property type
Top-floor flat

Total floor area
41 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)