



## 10 St. Philips Court

, Huddersfield, HD3 3BE

Offers in the region of £80,000





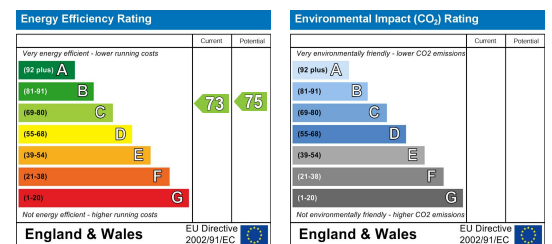
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our SMART PROPERTIES HD Office on 01484 971300 if you wish to arrange a viewing appointment for this property or require further information.



Smart Properties HD brings to the sale market this 2 bedroom Flat, located in Birchencliffe, HD3.

A sought after location, only 1.10km from M62 motorway.

An excellent purchase as a BTL or a first time property purchase. Rent achievable in this property is around £700.00 PCM

### Key Features:

- Great Location
- Car parking facility
- Close to motorway and transport links
- Well decorated
- Great investment.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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