



Flat 5 Fearnley Mill Drive, Huddersfield, HD5 0RD

£49,950

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A One-Bedroom Ground Floor Apartment with Canal Views

A one-bedroom ground floor apartment features an open-plan kitchen, dining, and living space with striking exposed brick walls, creating a warm and contemporary feel. The property enjoys beautiful views across the canal, offering a peaceful and scenic backdrop. No chain



*Cornerstone Estate Agents are now in receipt of an offer for the sum of £45,000 for Flat 5, Fearnley Mill Drive, Huddersfield, HD5 0RD.

Anyone wishing to place an offer on the property should contact Cornerstone Estate Agents, 17 Paul Lane, Flockton Moor, WF4 4BP, 01484 428 336 prior to exchange of contracts.*

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The spacious bedroom and modern bathroom are situated at the front of the property, overlooking a courtyard.

SOLD AS SEEN Offered with no upper chain, this apartment is ideal for first-time buyers or investors. Please note All services/appliances have not and will not be tested

Living Space 19,93' (red 13,38') x 17,41' (red 5,71')

Bedroom One 11,73' x 11,61'

Bathroom 5,73'x 6,86'

ADDITIONAL INFORMATION

Council Tax-A

EPC: D

Tenure:Leasehold

Parking: Allocated parking space

How long is left on the lease for the property? - 106 years

To who or to which organisation do you pay ground rent? – TBC

How much is your current annual ground rent? - £150 per annum

To who or to which organisation do you pay service charges? – Complete Property Management

How much is your current annual service charge? – TBC

Does the lease prevent you from keeping pets? – The lease does not mention the prevention of keeping pets

AGENT NOTES

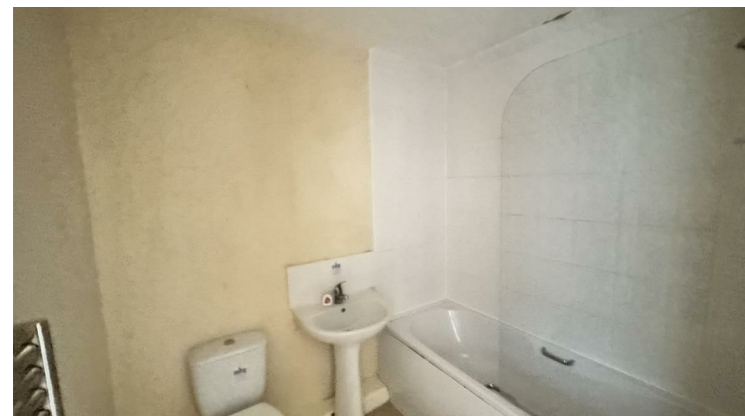
1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRE'S FINEST HOMES LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





Viewings

Viewings by arrangement only. Call 01484 428 336 to make an appointment.