



7 Fearnley Mill Drive, Huddersfield, HD5 0RD

£55,000

- One Bedroom
- Ground Floor
- Allocated Parking Space

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Chain-Free Modern 1-Bedroom Apartment with Canal Views

Offered chain-free and currently vacant, this stylish ground-floor apartment is set within a sought-after modern development, offering easy access to Huddersfield, Mirfield, and the M62 motorway at Brighouse.



DESCRIPTION

Chain-Free Modern 1-Bedroom Apartment with Canal Views

Offered chain-free and currently vacant, this stylish ground-floor apartment is set within a sought-after modern development, offering easy access to Huddersfield, Mirfield, and the M62 motorway at Brighouse.

Enjoy stunning views of the Huddersfield Broad Canal from the bright and spacious open-plan kitchen and living area, featuring double glazing and electric heating for year-round comfort. The modern kitchen is fully fitted with wall and base units, an integrated oven, electric hob, fridge/freezer, and plumbing for a washing machine.

The contemporary bathroom includes a white three-piece suite with a shower over the bath and a glass shower screen.

Additional benefits include an allocated parking space, double glazing, and electric heating throughout, combining modern convenience with industrial charm.

With its ideal location, attractive views, and excellent transport links, this chain-free apartment offers a fantastic opportunity for comfortable modern living or as a ready-to-move-into investment property.

MUST NOTE

Please note that the property is sold as seen. The property services, including gas, electric, water, and drainage systems, have not been tested and will not be tested

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? – £2058

Are there any other charges, not already covered, which the

property is subject to on a regular/periodic basis? - No
Does the lease prevent you from keeping pets? – The lease does not mention the prevention of keeping pets

AGENT NOTES

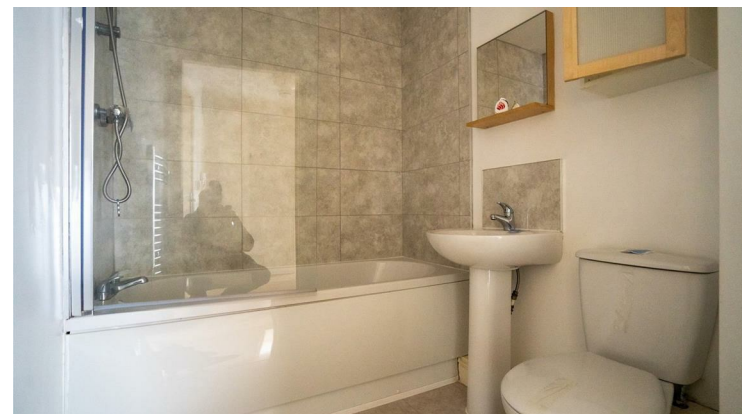
1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

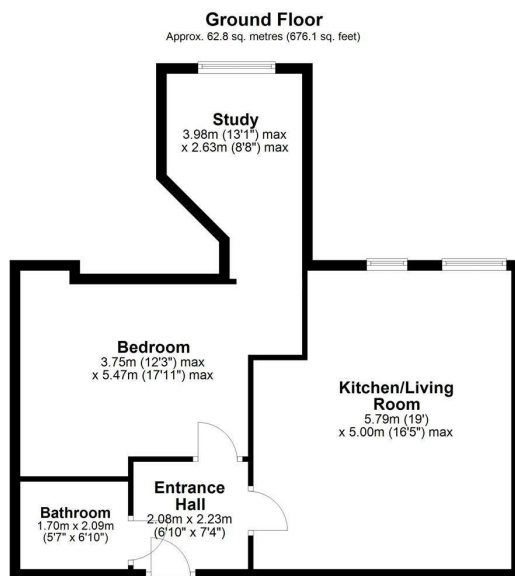
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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 CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





Total area: approx. 62.8 sq. metres (676.1 sq. feet)

Viewings

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