



Savile Court, Savile Street, Milnsbridge, Huddersfield HD3 4JT

welcome to

Savile Court, Savile Street, Milnsbridge, Huddersfield

This fantastic apartment provides OPEN PLAN LIVING with good sized rooms and is situated in a fantastic location in the heart of Milnsbridge. The property features original stone walling throughout and allocated parking.



Ground Floor

Open Plan Lounge Kitchen

20' 1" x 11' (6.12m x 3.35m)

This good sized open plan lounge kitchen comprises exposed brick wall with large double glazed window to the front and two radiators to the lounge area. To the kitchen there are fitted base and wall units with an island table, one and a half bowl sink unit with drainer and mixer tap, tiled splashbacks, gas oven and hob with extractor above, space for washing machine and vinyl flooring.

Bedroom One

10' 7" x 9' 6" (3.23m x 2.90m)

Double bedroom with feature brick wall, radiator and large double glazed window to the front.

Second Reception Room/study

11' x 11' (3.35m x 3.35m)

Radiator.

Bathroom

Bathroom suite comprising bath with shower over, extractor fan, wash hand basin, low level W.C, part tiled walls, heated towel warmer/radiator and vinyl flooring.



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welcome to

Savile Court Savile Street, Milnsbridge, Huddersfield

- Fantastic Location In The Heart Of Milnsbridge
- Open Plan Living
- Good Sized Rooms
- Feature Apartment With Original Exposed Stone Wall Throughout
- No Chain

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 864 years from 20 Jan 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£65,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF115456 - 0007

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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