





Burdett Court, Navigation Rise, Milnsbridge, Huddersfield HD3 4GZ

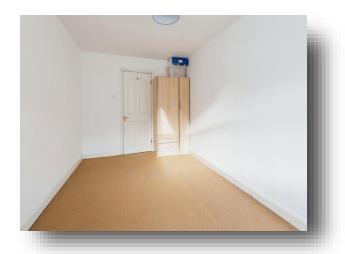


welcome to

Burdett Court Navigation Rise, Milnsbridge Huddersfield

Ideal for first time buyers and those needing single storey living> With lift access to spacious open plan apartment with allocated secure gated parking, CCTV and intercom entry system. Accessible area surrounded by transport links and amenities. No Onward Chain.













Entrance Hall

Door to carpeted hall with storage cupboard housing the immersion tank. Warmed by an electric radiator.

Open Plan Living Space Lounge

13' 5" x 15' 2" (4.09m x 4.62m)

Spacious lounge area with carpeted flooring with intercom phone. Open plan to kitchen area warmed by two electric radiator. Two double glazed windows overlook the front.

Kitchen

7' 4" x 8' 9" (2.24m x 2.67m)

Fitted with a range of blue wood effect fronted base and wall units with contemporary work surfaces with tiled splashbacks. Integrated electric oven and hob with extractor over. Space for under counter fridge and space for washing machine. Sink unit with drainer. Vinyl flooring.

Bedroom One

8' 10" x 14' 4" (2.69m x 4.37m)

Spacious double bedroom with carpeted flooring and warmed by an electric radiator. Double glazed window overlooks the front.

Bathroom

Bathroom suite comprising bath, low flush WC and wash hand basin. With part tiled walls and wood effect vinyl flooring.

External

The apartment has allocated secure parking covered with CCTV.





welcome to

Burdett Court Navigation Rise, Milnsbridge Huddersfield

- Situated In A Highly Sought After Location With Easy Access To Local Amenities
- Close To Transport Links, Motorway Access, Buss & Train Routes
- Ideal For First Time Buyers and Investors
- Lift Access To Open Plan Living
- CCTV and Gated Secure Parking
- No Onward Chain

Tenure: Leasehold EPC Rating: C

offers in excess of

£80,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF116092

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref: HDF116092 - 0002 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.

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