



**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.



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welcome to

## Burdett Court Navigation Rise, Milnsbridge Huddersfield

- \*\*GUIDE PRICE £70K-£80K\*\*
- 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

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.

guide price

**£70,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF116092 - 0003

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