



**Moor Hill Court, Laund Road, Salendine Nook  
Huddersfield HD3 3GQ**

**welcome to**

**Moor Hill Court Laund Road, Salendine Nook Huddersfield**

Presented to a high standard throughout and located in the highly sought-after Salendine Nook, this spacious two bedroom apartment with no onward chain offers secure, peaceful accommodation with lift access whilst being close to local amenities, public transport links and the M62 networks.



## **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## **Entrance**

Door with intercom video leading to hallway with carpeted flooring and warmed by a central heating radiator.

## **Lounge**

11' 3" x 21' 1" ( 3.43m x 6.43m )

Superb sized reception room with carpeted flooring and warmed by an electric fire plus two central heating radiators. The room has double glazed French doors leading to the rear balcony

## **Kitchen**

16' 8" x 8' 11" ( 5.08m x 2.72m )

Superb sized kitchen fitted with a range of base and wall units with contemporary work surfaces and tiled splashbacks. Integrated electric oven and hob with extractor over plus integrated fridge freezer and dishwasher. One and a half bowl sink unit with drainer. Space for washing machine. With carpeted flooring, radiator, glow worm gas boiler and a double glazed window to the front.

## **Bedroom One**

14' 11" x 9' plus door recess ( 4.55m x 2.74m plus door recess )

Spacious double bedroom with walk-in wardrobe, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

## **Ensuite**

Ensuite shower room with corner shower cubicle, low flush WC and wash hand basin. With part tiled walls and carpeted flooring. Central heating radiator and extractor.

## **Bedroom Two**

13' 10" x 11' 8" ( 4.22m x 3.56m )

Second superbly spacious double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

## **Bathroom**

10' 8" x 5' 2" ( 3.25m x 1.57m )

Bathroom suite comprising bath, low flush WC and wash hand basin. With carpeted flooring, central heating radiator and extractor.



**view this property online** [williamhbrown.co.uk/Property/HDF116332](http://williamhbrown.co.uk/Property/HDF116332)



welcome to

## Moor Hill Court Laund Road, Salendine Nook Huddersfield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Immaculately Presented Situated In A Peaceful and Private Complex
- Close To M62 Networks And Amenities
- NO ONWARD CHAIN
- Intercom Entry System and Lift Access
- Balcony and Off-Road Parking

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£140,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDF116332](https://www.williamhbrown.co.uk/Property/HDF116332)



Property Ref:  
HDF116332 - 0003

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.



william h brown



**01484 542072**



[huddersfield@williamhbrown.co.uk](mailto:huddersfield@williamhbrown.co.uk)



8 Westgate, HUDDERSFIELD, West Yorkshire,  
HD1 1NN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)