

Marlington Drive, Sheepridge, Huddersfield HD2 1GU

william h brown

## welcome to

## Marlington Drive, Sheepridge Huddersfield

A well-presented and modern ground floor apartment close to local amenities, public transport and the M62 networks. This apartment would be ideal for those looking to expand their portfolio and invest in a low maintenance property or owner occupiers.













#### **Entrance Hall**

With laminate flooring and warmed by an electric heater. With access to a storage cupboard housing the water tank and another cupboard with space for washing machine.

#### Lounge

10' 8" x 14' (3.25m x 4.27m)

Spacious reception room with laminate flooring and warmed by two electric wall heaters. The room has a double glazed window to the front.

#### Kitchen

#### 8' 3" x 8' 10" ( 2.51m x 2.69m )

Good sized kitchen with a range of base and wall units with contemporary work surfaces and tiled splashbacks. Integrated electric oven and gas hob with extractor over plus an integrated washing machine. Space for dishwasher and fridge freezer. With laminate flooring, ceiling spotlights and a double glazed window to the rear. The kitchen opens to the lounge.

#### **Bedroom One**

10' 1" max x 11' 7" max into recess ( 3.07m max x 3.53m max into recess )

Spacious double bedroom with laminate flooring and warmed by an electric heater. Double glazed window overlooks the rear.

#### **Bedroom Two**

10' 1" into doorway x 10' 2" plus alcove ( 3.07m into doorway x 3.10m plus alcove )

Good sized double bedroom with laminate flooring and warmed by an electric heater. Double glazed window overlooks the rear.

#### Bathroom

Bathroom suite comprising bath with shower over and glass shower screen, low flush WC and wash hand basin. With part tiled walls, vinyl flooring, electric wall heater and a double glazed window to the side.

#### External

Externally, the apartment comes with one parking bay.





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## Marlington Drive, Sheepridge Huddersfield

- Ground Floor Apartment With Allocated Parking
- Close To Local Amenities, M62 Links and Transport
- Peaceful Location
- Investment Opportunity NO ONWARD CHAIN
- Ideal For Owner Occupiers

#### Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

## £70,000





### view this property online williamhbrown.co.uk/Property/HDF116636



Property Ref: HDF116636 - 0006 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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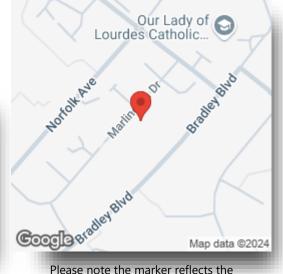
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Please note the marker reflects the postcode not the actual property