



Marlington Drive, Sheepridge, Huddersfield HD2 1GU



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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welcome to

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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HDF116636 - 0006

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william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



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