

Redwing Crescent, Milnsbridge, Huddersfield HD3 4RL

## welcome to

# **Redwing Crescent, Milnsbridge Huddersfield**

A fabulous investment opportunity, this two bedroom apartment in highly sought-after Longwood close to amenities and the M62 networks. Well presented and offered with no onward chain, including parking and an intercom system.













#### **Entrance**

With carpeted flooring, radiator and intercom phone system. There is also a storage cupboard.

## Lounge

15' 6" x 13' 9" into bay ( 4.72m x 4.19m into bay )

Spacious reception room with carpeted flooring and warmed by a central heating radiator. Double glazed bay window overlooks the front.

### **Kitchen**

7' 1" x 11' 4" ( 2.16m x 3.45m )

Good sized kitchen fitted with base and wall units with contemporary work surfaces and tiled splashbacks. Integrated electric oven and gas hob with extractor over. Space for washing machine. With laminate effect tiled flooring and a window to the side.

#### **Bedroom One**

9' 6" x 12' 11" ( 2.90m x 3.94m )

Spacious double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

#### **Bedroom Two**

12' 1" x 12' 3" ( 3.68m x 3.73m )

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

#### **Bathroom**

4' 11" x 7' 9" ( 1.50m x 2.36m )

Bathroom suite comprising bath with shower over, low flush WC and wash hand basin. With part tiled walls and laminate flooring. Extractor fan.





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# **Redwing Crescent, Milnsbridge Huddersfield**

- Quiet Complex Situated In A Highly Sought After Location
- Close To M62 Networks
- Ideal For Investment
- Allocated Parking
- Intercom System
- No Onward Chain

Tenure: Leasehold EPC Rating: C

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.

offers in excess of

£70,000





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Property Ref: HDF116656 - 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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Please note the marker reflects the postcode not the actual property





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