



Rifle Fields, Water Street, Huddersfield HD1 4BB



welcome to

Rifle Fields Water Street, Huddersfield

Well-presented first floor apartment within walking distance of Huddersfield town centre, amenities, public transport links and the leisure centre, ideal for those looking to expand their property portfolio with a low-maintenance apartment great for students and professionals alike.



Entrance

With carpeted flooring.

Lounge

9' 5" x 22' 8" into kitchen (2.87m x 6.91m into kitchen)

Spacious reception room with electric heater, carpeted flooring and double glazed French door to rear.

Kitchen

22' 8" into lounge x 9' 6" (6.91m into lounge x 2.90m)

Good sized kitchen fitted with a range of base and wall units with integrated electric oven, hob and fridge freezer. Space for dishwasher or dryer and washing machine. With laminate flooring and extractor.

Bedroom One

9' 2" x 12' 1" (2.79m x 3.68m)

Spacious double bedroom with carpeted flooring, electric heater and double glazed window to the rear. Cupboard housing immersion heater.

Bathroom

Bath with shower over, low flush WC and wash hand basin, laminate flooring and extractor fan.

Agents Note

The terms of the lease are 99 years from 1st January 2005, which means there are currently 80 years remaining. The length of lease remaining may impact on mortgage lending requirements. Interested parties should make further enquiries.



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welcome to

Rifle Fields Water Street, Huddersfield

- Great Investment Opportunity
- Close To Huddersfield Town Centre
- Courtyard Garden
- Ideal For Professionals or Students
- Residents Parking Available
- No Onward Chain But Sold With Tenant In Situ

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 the region of

£50,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116904 - 0002

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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.



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