



Arncliffe Court, Croft House Lane, Huddersfield HD1 4PT

welcome to

Arncliffe Court, Croft House Lane, Huddersfield

Ideal for those looking to settle in a peaceful, private location whilst remaining close to local amenities and the M62 commuter links, this immaculately presented apartment, renovated to a high standard and offered in move-in ready condition with off-road parking and a garage.



Entrance Hall

Carpeted entrance hall warmed by an electric radiator, with access to a boiler cupboard and access to the loft via loft hatch with an integrated ladder which offers lots of extra storage.

Storage Room

Good sized storage room off the entrance hallway, with integral shelves and coat hooks.

Lounge

12' 3" max x 19' 8" window recess (3.73m max x 5.99m window recess)

Spacious lounge with ample space for four seater dining table and chairs, warmed by two electric radiators and beautifully presented. Lots of natural light provided by a large double glazed window to the front.

Kitchen

11' 6" max x 8' 11" (3.51m max x 2.72m)

Modern and move-in ready kitchen with laminate flooring, redecorated in January 2025. Fitted with a range of base and wall units with laminate work tops complete with a mini breakfast bar. Warmed by an electric radiator, and with a double glazed window to the front. Fitted with electric oven and hob with extractor hood. Integrated dishwasher and fridge/freezer, with space for undercounter washing machine.

Bedroom One

11' 3" x 11' 9" max into window (3.43m x 3.58m max into window)

Spacious double bedroom with lots of storage in integral wardrobes and cubby cupboard with access into walls. With carpeted flooring, warmed by an electric radiator, and with lots of natural light from a double glazed bay window to the front.

Bedroom Two

9' 10" x 9' 5" max (3.00m x 2.87m max)

Spacious second bedroom with carpeted flooring, warmed by an electric radiator. With a double glazed window to the rear.

Bathroom

Light and open bathroom with tile flooring, fitted with a bath with electric shower over, low flush WC and wash hand basin. Warmed by a heated towel rail, and with a double glazed window to the rear.



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Arncliffe Court, Croft House Lane, Huddersfield

- Highly sought-after apartment complex
- Garage and off-road parking
- Close to M62 networks
- Immaculately presented, Spacious rooms throughout
- Within walking distance of amenities
- Beautifully maintained grounds
- Extra storage throughout including loft space
- EPC Rating - D

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 1000.00

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

offers over

£160,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
HDF117000 - 0008

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