



Park Lea, Huddersfield HD2 1QR

welcome to

Park Lea, Huddersfield

Available with no onward chain, this newly renovated ground-floor apartment is ideal as a first purchase or investment opportunity with off-road parking and a garden included. Located on a cul-de-sac with no traffic whist remaining close to M62 networks, public transport and local amenities.



Entrance Porch

Laminate floor entrance porch with an external door and double glazed window to the front, access to the boiler via boiler cupboard.

Lounge

15' 11" x 10' (4.85m x 3.05m)

Spacious lounge which is modern and well presented. Fitted with carpeted flooring, warmed by a central heating radiator and an electric fire, with a double glazed window to the front. With sliding doors opening onto the kitchen making the space perfect for hosting.

Kitchen

8' 9" x 5' 7" (2.67m x 1.70m)

Good sized, modern kitchen which has been recently renovated, with lino flooring, fitted with a range of base and wall units and laminate worktops, with stainless steel splashback. Integrated gas hob and electric oven with extractor fan, with space for under counter washing machine and fridge/freezer. Plus a double glazed window to the front.

Bedroom One

12' 3" x 10' 5" (3.73m x 3.17m)

Spacious and modern double bedroom with carpeted flooring, with a double glazed window to the rear. Warmed by a central heating radiator.

Bathroom

Good sized family bathroom with laminate flooring, with lots of storage into an integrated cupboard. Warmed by a central heating radiator. Fitted with a walk in shower cubicle, low flush WC and wash hand basin, plus a heated towel rail and an extractor fan in the wall.

External

Lawned front garden with a pathway leading to the house.

Shed fully equipt with power and lighting, plus a bin store.



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Park Lea, Huddersfield

- Ground floor accommodation
- Newly renovated throughout
- Close to M62 network
- Private off-road residents parking
- No onward chain, ideal for first purchasers or investors

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Oct 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£75,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF117569 - 0003

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