

Savile Court, Savile Street, HUDDERSFIELD HD3 4JT

# welcome to

# Savile Court, Savile Street, HUDDERSFIELD

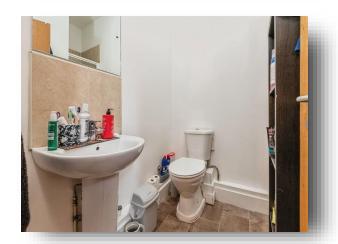
Immaculately presented, this ground floor apartment with generous room sizes, a modern kitchen/diner and an en-suite master bedroom in a highly sought-after Milnsbridge with shops, bus routes and the M62 networks close-by. Offered move-in ready with off-road parking and secure entry systems.













## **Entrance Hallway**

A carpeted entrance hallway with an electric radiator on the wall and an intercom system.

## Lounge

14' x  $\overline{14}$ ' into window recess ( 4.27m x 4.27m into window recess )

With exposed brickwork, high ceilings and a double glazed window overlooking the front of the building. A carpeted room with an electric radiator on the wall.

## Kitchen/Diner

15' x 12' 10" ( 4.57m x 3.91m )

An open-plan kitchen with modern units including space for a washing machine, a dishwasher and a tumble dryer. With laminate worktops, laminate flooring, a sink and drainer, an electric hob and oven with an extractor fan, There is space for a dining table with a carpeted dining area, and two double glazed windows overlooking the front.

#### **Bedroom One**

11' 3" x 18' 4" ( 3.43m x 5.59m )

A spacious double bedroom with carpeted flooring, an electric radiator on the wall and a double glazed window, with an integral cupboard housing the electric water heating and plumbing for a washing machine. Access into the en-suite shower room.

#### **Bedroom Two**

9' 8" x 10' 2" ( 2.95m x 3.10m )

A second carpeted double bedroom with an electric radiator on the wall and a double glazed window overlooking the front of the building.

#### **En-Suite**

With laminate flooring, an en-suite shower room with a white three-piece suite including a low-flush W/C, a sink and a shower cubicle. With a heated towel rail and an extractor fan.

#### **Bathroom**

The house bathroom with laminate flooring and a white three-piece suite including a low-flush W/C, a sink and a bath with a shower over. With a heated towel rail and an extractor fan.





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## Savile Court Savile Street, HUDDERSFIELD

- Incredibly spacious ground floor accommodation
- Close to M62 Networks
- Off-road parking included
- En-suite master bedroom
- Modern, industrial décor with exposed brickwork
- Walking distance of shops and amenities
- Ideal first purchase or investment
- Well-maintained building with lift access

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 2220.00

Ground Rent: 224.00

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

# £110,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/HDF117984



Property Ref: HDF117984 - 0008 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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