



Drysdale Fold, HUDDERSFIELD, HD2 1ZF

welcome to

Drysdale Fold, HUDDERSFIELD

This fabulous two bed modern flat is the ideal purchase for those looking to expand their property portfolio, or those looking for a low maintained home to take their first step onto the property ladder. Located close to commuter links as well as local amenities, it ticks all the boxes.

Lounge

21' 4" x 11' 6" (6.50m x 3.51m)

Fantastically spacious lounge which is open plan to the kitchen, modern and beautifully presented, with wood flooring. Lots of natural light flowing from a juliet balcony to the front with fabulous views.

Kitchen

14' 4" x 6' 3" (4.37m x 1.91m)

Good sized kitchen with wood flooring. Fitted with a range of base and wall units with laminate worktops and an integral electric oven and gas hob. With space for a stand alone fridge/freezer and an undercounter washing machine. Lit by modern ceiling spotlights and a double glazed window to the side.

Bedroom One

10' 5" x 10' (3.17m x 3.05m)

Well proportioned double bedroom with carpeted flooring. Presented beautifully to a move in ready standard. With a double glazed window to the front, warmed by a central heating radiator.

Bedroom Two

8' 8" x 11' 8" (2.64m x 3.56m)

Another great sized double bedroom with a double glazed window to the front providing lots of natural light. Warmed by a central heating radiator, fitted with carpeted flooring.

Bathroom

Modern and move in ready bathroom, fully tiled and fitted with a shower over bath, low flush WC, vanity sink with vanity cupboards above and warmed by a heated towel rail.





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Drysdale Fold, HUDDERSFIELD

- Modern and move in ready
- Ideal first purchase or investment property
- Private, off-road parking
- Two double bedrooms
- Juliet balcony

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 163.37

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£90,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
HDF118179 - 0003

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