



Calder Drive, HUDDERSFIELD, HD4 7PX

welcome to

Calder Drive, HUDDERSFIELD

Offered chain free, a ground-floor apartment presented in move-in ready condition. Located in highly sought-after Berry Brow in a peaceful yet convenient location close to bus and train routes, schools and local amenities. Ideal for investment, a first purchase or for those looking to downsize.

Hallway

Entering the property through it's own front door, the entrance hallway has carpeted flooring, a radiator and an integral storage cupboard with space for a fridge/freezer.

Kitchen

4' 10" x 9' 11" (1.47m x 3.02m)

With a range of base and wall units and an integral storage cupboard, the kitchen has laminate worktops, an electric hob and oven and has space for a washing machine. There is a sink with a draining board, and a double glazed window overlooks the rear of the property.

Living Room

12' 4" x 11' 9" (3.76m x 3.58m)

A spacious living room with a double glazed window overlooking the front, carpeted flooring and warmed by an electric radiator.

Bedroom

11' 9" x 9' 11" (3.58m x 3.02m)

The apartment has one double bedroom with carpeted flooring, a double glazed window overlooking the rear and the room is warmed by an electric radiator.

Bathroom

The house bathroom has a three-piece suite including a bath with a shower over, a low-flush W/C and a pedestal sink. There is a double glazed window overlooking the side of the property, an electric radiator and laminate flooring.

Externals

The property has access to communal gardens with hanging space, and parking is freely available on the road just outside.





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Calder Drive, HUDDERSFIELD

- Ground floor apartment
- Peaceful location
- Presented move-in ready
- Close to train and bus routes
- Offered chain free

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

£80,000



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:
HDF118369 - 0003

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