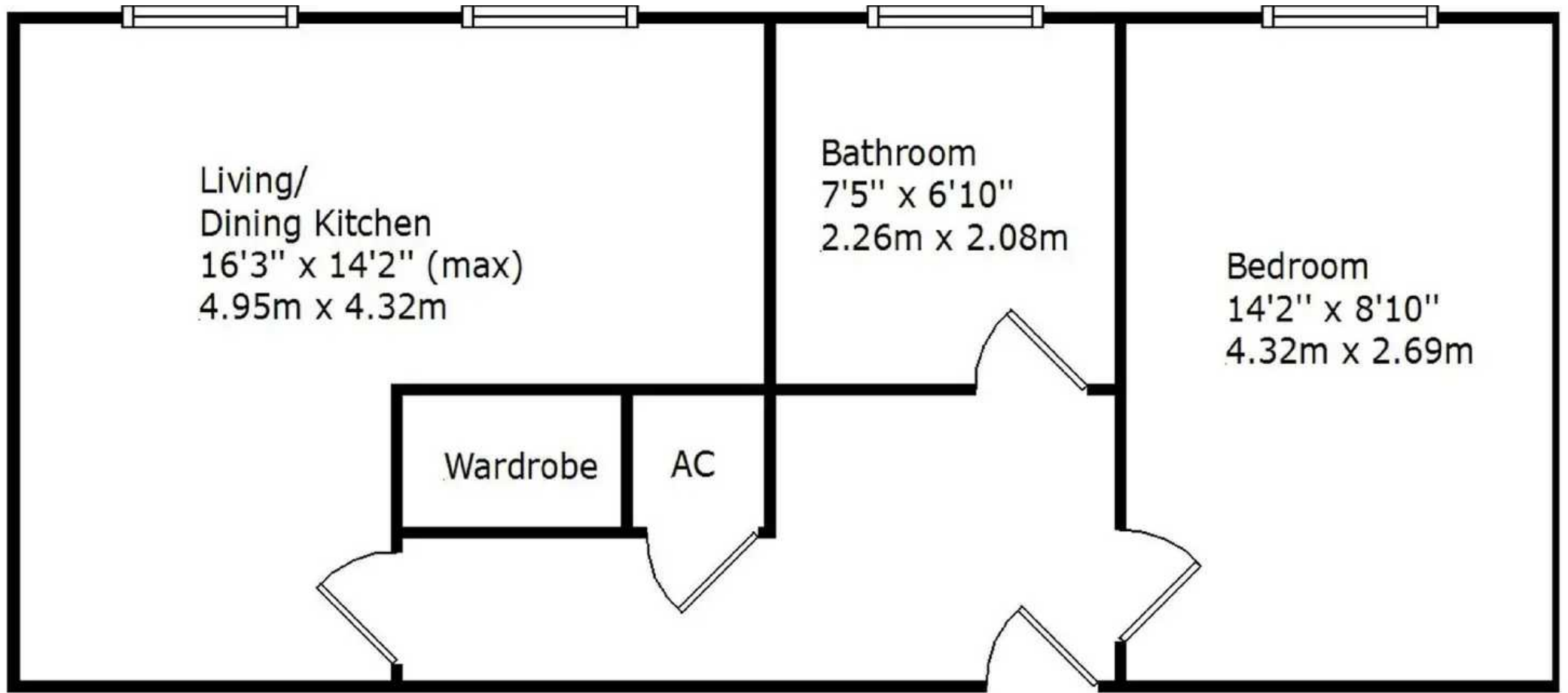




33 The Park, Kirkburton

Huddersfield, HD8 0NP

Offers in Region of **£90,000**



Living/
Dining Kitchen
16'3" x 14'2" (max)
4.95m x 4.32m

Bathroom
7'5" x 6'10"
2.26m x 2.08m

Bedroom
14'2" x 8'10"
4.32m x 2.69m

Wardrobe

AC



33 The Park

Kirkburton, Huddersfield

A ONE BEDROOM, FIRST FLOOR APARTMENT, SITUATED IN THE SOUGHT AFTER MILL CONVERSION 'THE PARK'. LOCATED IN THE POPULAR VILLAGE OF KIRKBURTON, A SHORT DISTANCE FROM THE VILLAGE HIGH STREET, CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS AND WITH PLEASANT WALKS NEARBY. POSITIONED AT THE REAR OF THE DEVELOPMENT, THE APARTMENT ENJOYS A GREAT DEAL OF NATURAL LIGHT AND IS OFFERED WITH A TENANT IN SITU. WITH THE BENEFIT OF A COMMUNAL LOBBY, CONCIERGE, ON-SITE GYM, AND ALLOCATED PARKING.

The apartment is situated at the rear of the development and the accommodation briefly comprises of entrance hall, cloaks cupboard, open-plan living/kitchen, bathroom and double bedroom. Externally, there are communal grounds with allocated parking and ample visitor parking.

PLEASE NOTE: The property is to be sold with a tenant in situ.

Council Tax Band A. EPC Rating C.
Tenure Leasehold.

- Allocated parking bay
- Communal lobby
- On-site gym
- Concierge



INTERNAL

ENTRANCE HALL

Enter into the property through the front door from the communal landing area. The entrance hall has two ceiling light points, a wall-mounted electric heater, and doors providing access to the double bedroom, bathroom, and open-plan living kitchen. There is a recessed cloaks cupboard with sliding mirrored doors, hanging rails, shelving and a ceiling light point, and a door encloses a useful airing cupboard which houses the hot water cylinder and has a ceiling light point.

OPEN-PLAN LIVING KITCHEN

The open-plan living kitchen features two banks of double-glazed windows to the rear elevation which provide the room with a great deal of natural light. The living area is carpeted and features a central ceiling light point, two wall-mounted electric heaters, and telephone and television points. The kitchen area features fitted wall and base units with shaker-style cupboard fronts and complementary rolled-edge work surfaces over, which incorporate a single bowl stainless-steel sink and drainer unit with chrome mixer tap. The kitchen is also equipped with built-in appliances, including a four-ring ceramic hob with ceramic splashback and canopy-style cooker hood over, and an electric fan assisted oven. There is plumbing and provisions for an automatic washing machine, space for a tall standing fridge freezer unit, vinyl-effect laminate flooring, and a ceiling light point.





BEDROOM

The bedroom is a light and airy double bedroom with ample space for freestanding furniture. There is a central ceiling light point, a wall-mounted electric heater, and a bank of double-glazed windows to the rear elevation which provide the room with a great deal of natural light.

BATHROOM

The bathroom enjoys a great deal of natural light which cascades through the double-glazed bank of windows with obscure glazed inserts to the rear elevation. There is vinyl flooring, inset spotlighting to the ceiling, and an extractor fan. The bathroom features a modern, white, three-piece suite which comprises of a low-level w.c. with push-button flush, a pedestal wash hand basin with chrome taps and tiled splashback, and a panel bath with thermostatic shower over, glazed shower guard, and tiling to the splash areas. There is a wall-mounted electric heater and tiled windowsill.

COMMUNAL ENTRANCE

The communal entrance features concierge, entry phone system, stairs and lift to individual floors, and a gym for residents.



EXTERNAL

Communal Gardens

Externally, there are communal grounds.

Allocated Parking

There is one allocated parking space and ample visitor parking.



Additional Information

The property is to be sold with a tenant in situ currently paying £550 PCM. We believe this amount is currently under market value.

VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY.

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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