

OFFERS IN THE REGION OF

£89,950

The Park

Kirkburton, HD8 ONP

PROPERTY SUMMARY

**** NO VENDOR CHAIN**** A spacious one bedroom apartment with large open plan living space and modern kitchen with integrated appliances. Situated on the Ground floor with allocated parking, this apartment is Ideal for a first-time buyer or as an investment opportunity. Currently tenanted with a gross rental yield of approximately 8% per annum. Convenient location to M1 & Huddersfield town centre.

Situated in a great location, this property benefits from easy access to local amenities, transport links, and the picturesque surroundings of Kirkburton. Whether you are looking to explore the nearby countryside or enjoy the vibrant community, this apartment is perfectly positioned to meet your needs. Do not miss the chance to make this delightful property your new home.

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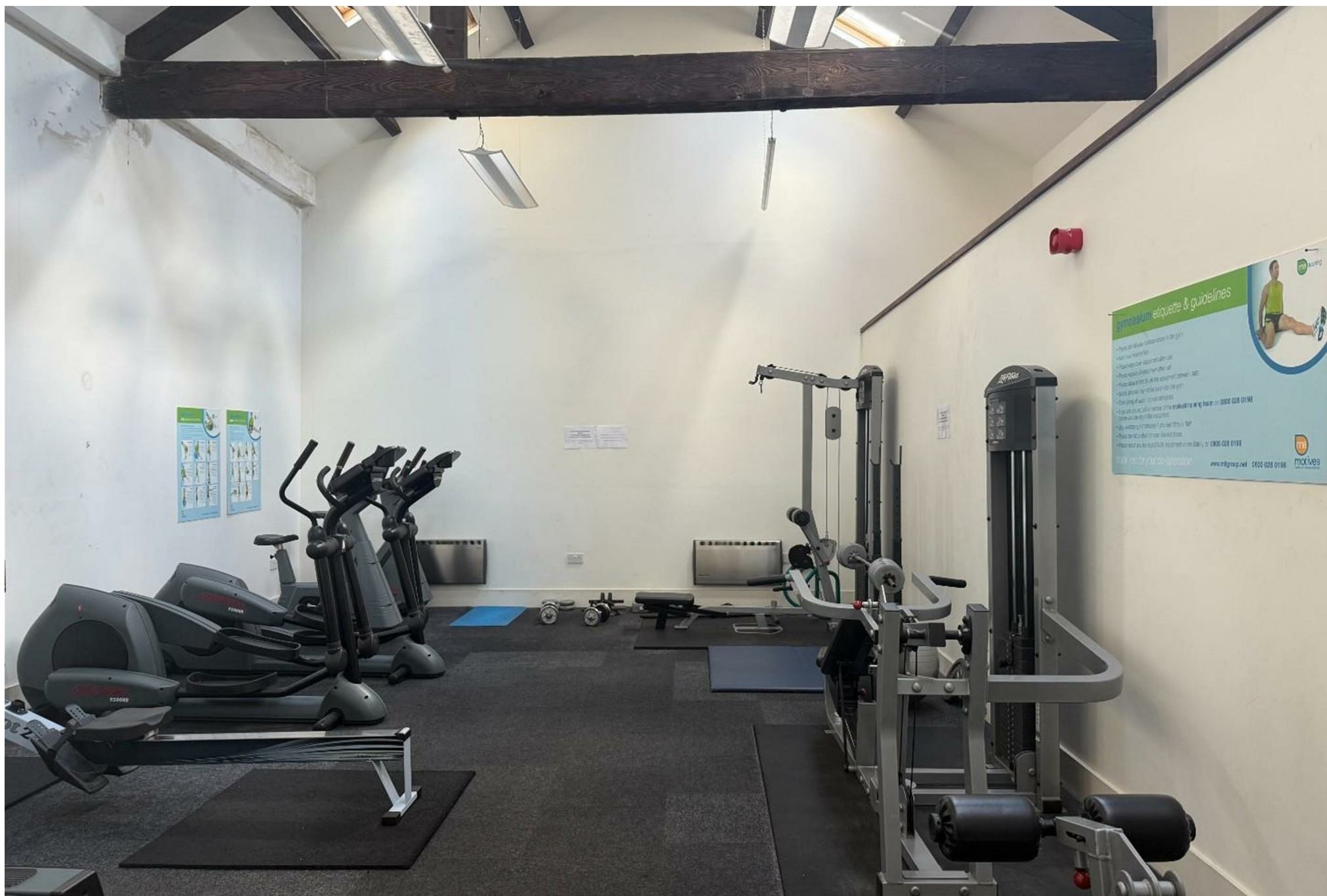


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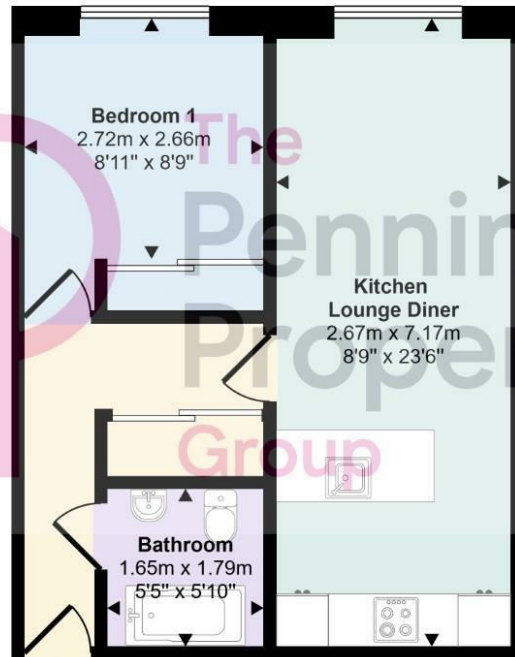








Approx Gross Internal Area
39 sq m / 420 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

LOCAL AUTHORITY

Kirklees Council

TENURE

Leasehold Term- 999 Years from 01/01/2003

Annual service charge for 2025 - £2,364.94

Annual Ground rent -£150.00

COUNCIL TAX BAND

A

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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OFFICE DETAILS

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