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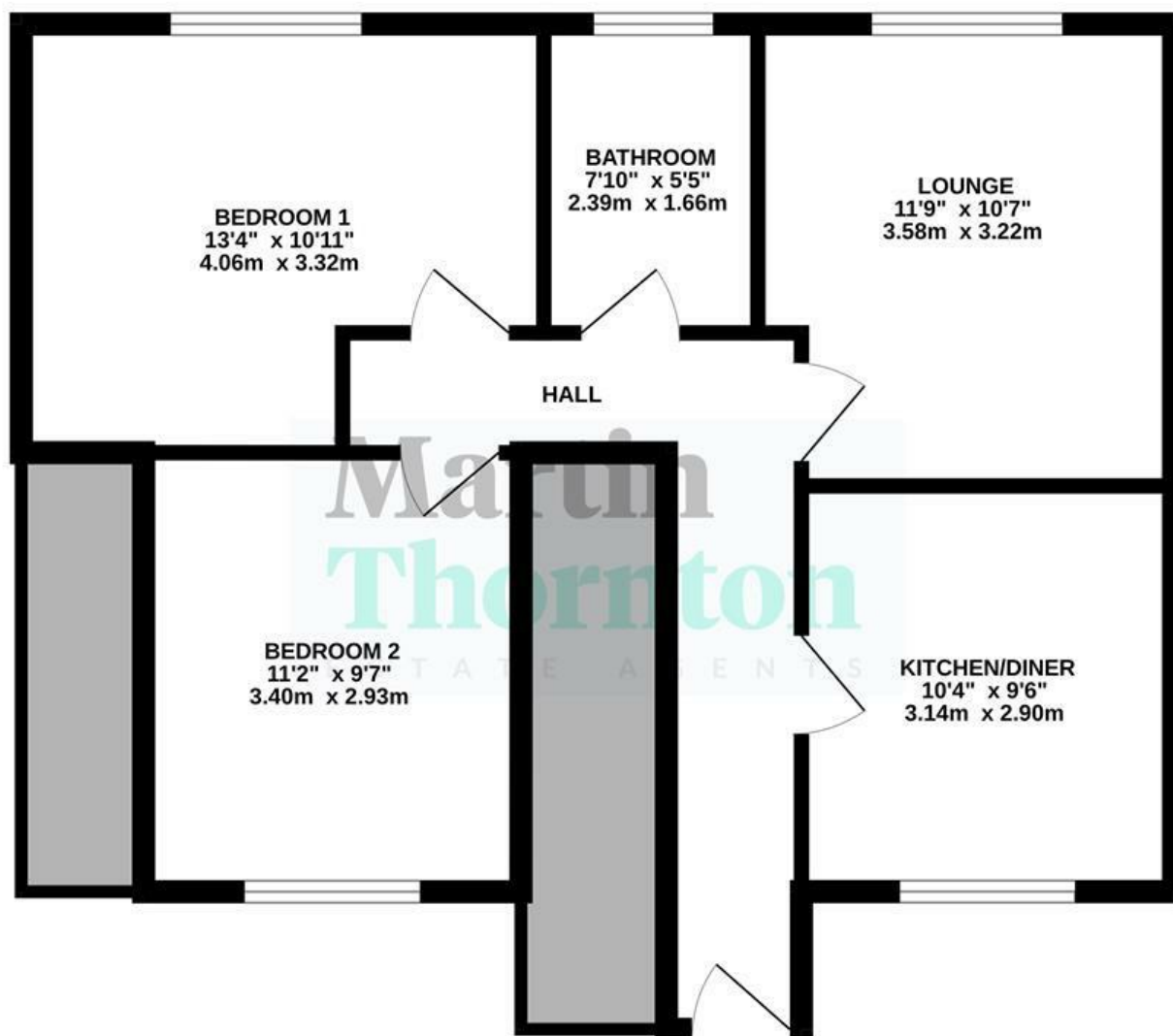
Factory Lane, Milnsbridge Huddersfield, Yorkshire

Offers over £80,000

This ground-floor, purpose-built apartment has two double bedrooms and is only a short distance from amenities within the centre of Milnsbridge and public transport on Manchester Road. The property would be ideally suited to a first-time buyer, downsizer, or investor. The accommodation comprises an L-shaped entrance hallway, a kitchen with oven and hob with room for a small dining/bistro table, a rear-facing living room, two double bedrooms, and a good-sized bathroom with three-piece suite. The property has a gas-fired central heating system and uPVC double glazing. Externally, there is parking to the rear and a small decked area at the front suitable for tubs, pots and a bench, etc. The property has the advantage of no onward chain.



GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Details



Entrance Hall

An external uPVC door with decorative opaque glazed panels gives access into the hallway. This has oak-style laminate flooring and a radiator. On the right hand side, access can be gained to the dining kitchen.

Dining Kitchen

The kitchen has wall cupboards and base units, working surfaces with part tiled surrounds, and a stainless steel sink with single drainer. There is a four-ring gas hob with a built-in oven beneath and canopy-style filter hood above, along with space for a freestanding fridge freezer and plumbing for an automatic washer. Also within the kitchen is the boiler for the gas-fired central heating system. The room can accommodate a dining or fold-out bistro-style table, and has a uPVC window to the front elevation along with a radiator.



Living Room

This reception room is positioned to the rear of the property and has a contemporary pebble-style electric fire, a uPVC window and a radiator.



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Bedroom One

This large, rear-facing double bedroom can accommodate a good amount of free-standing or fitted furniture and has uPVC rear windows and a radiator.



Bedroom Two

This double bedroom is positioned at the front of the property and has a uPVC window and a radiator.



House Bathroom

The good-sized bathroom has a three-piece suite comprising a panelled bath with tiled surround, a wall-mounted shower unit, a shower curtain and rail, along with a pedestal wash basin and low-level WC. There is laminate flooring, an extractor fan, an opaque uPVC window to the rear and a radiator.



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External Details

Immediately in front of the flat is a decked area suitable for tubs, pots, planters and a bench, etc. There is parking to the rear.



Disclaimer

The vendor informs us the property is Leasehold. 18/01/23

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Directions

