

martin-thornton.com
01484 508000



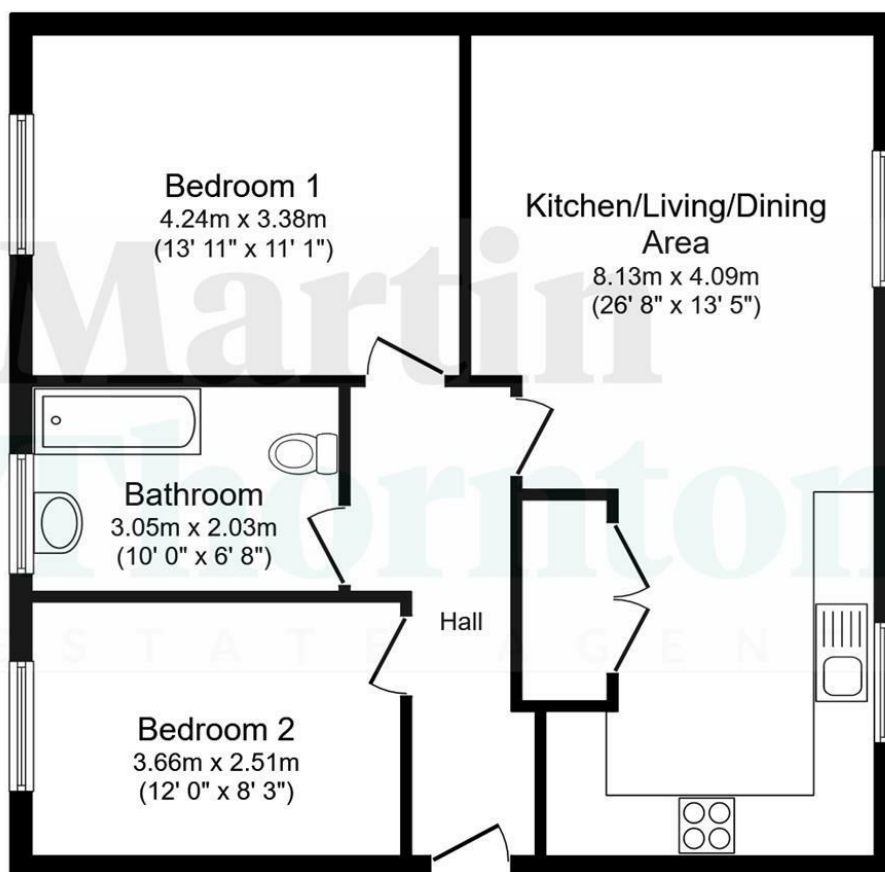
Smithy Lane, Moldgreen Huddersfield,

Offers over £115,000

This large two double bedroom, first floor apartment is located within this gated development and perfectly placed for access to the University, town centre and train station. This well-appointed property would suit a variety of potential purchasers, be it as a first home, an ideal lock-up and leave, a down-sizer or an investment opportunity. There is a gas-fired central heating system and uPVC double glazing. The accommodation comprises a communal hallway with entry phone system, hallway, living/dining kitchen spanning the full length of the apartment, two double bedrooms and a spacious bathroom. Externally, the gated car park has allocated parking and visitor parking. There is also a garden area.

**Smithy Lane, Moldgreen
Huddersfield,**

Floorplan



TOTAL: 67.8 m² (730 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Smithy Lane, Moldgreen Huddersfield,

Details



Communal Hallway

An entry phone system gives access to the communal hallway where there is a lift and stairs. Apartment 4 is situated on the first floor.

Hallway



An external entrance door gives access to the apartment's good-sized hallway which gives access to all rooms. The initial entrance area has robust floor matting and adjoining this is oak-style laminate flooring and a radiator.

Living/Dining Kitchen



This open plan room is best illustrated by a combination of the photography and floor plan and runs the full width of the apartment. The room is particularly light and bright with the kitchen area having an array of wall cupboards and base units. There is space for a freestanding cooker, part tiled

surrounds, a one-and-a-half bowl stainless steel sink and space for a freestanding fridge freezer. Beneath the worktops is plumbing for an automatic washer and, for example, a tumble dryer. There is downlighting, a uPVC window and a Vokera boiler for the central heating system. This room also has a large store cupboard with shelving that also houses the hot water system. The kitchen is open plan with adjoining living and dining areas. As shown by the photography, the use of furniture creates separate areas and there is a continuation of the oak-style laminate flooring from the hallway. There is plenty of space for furniture, a good-sized dining table and a radiator.

Bedroom One



This large double bedroom can accommodate a vast amount of fitted or freestanding furniture. There is a uPVC window and a radiator.

Smithy Lane, Moldgreen Huddersfield,

Details



Bedroom Two

The vendor has informed us that the property is Leasehold and we await further information.



This large double bedroom has a double wardrobe and can accommodate further fitted or freestanding furniture. There is a uPVC window and a radiator.

House Bathroom



The spacious bathroom has a white three-piece suite comprising a P-shaped bath with a wall-mounted shower unit, a wash hand basin with storage cupboard below and a low-level WC. There is ceiling downlighting, an opaque uPVC window, a light and shaver unit and a radiator.

External Details

The courtyard enjoys a courtyard/cul-de-sac setting and the parking spaces are first come, first served.

Tenure

Smithy Lane, Moldgreen Huddersfield,

Directions

