

BOULTONS

Terrain Map



Hybrid Map



Terrain Map



Floor Plan



Ironworks, Birkhouse Lane

Paddock, Huddersfield, HD4 5AD

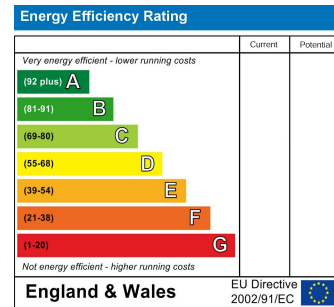
Offers Around £79,995



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



CHARTERED SURVEYORS



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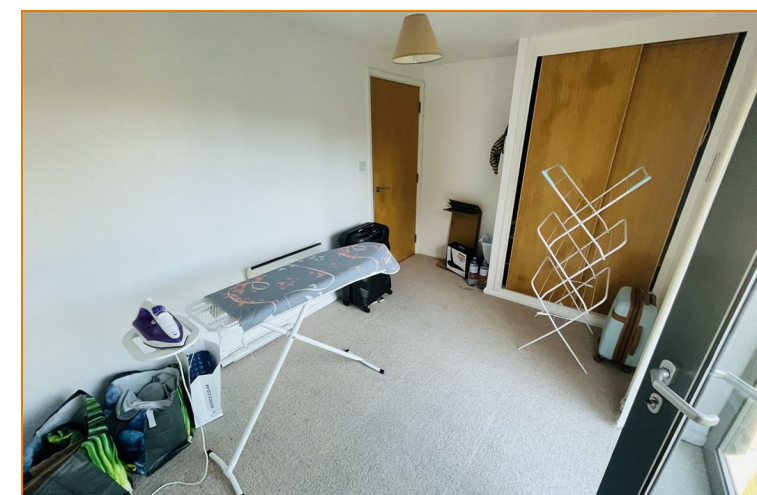
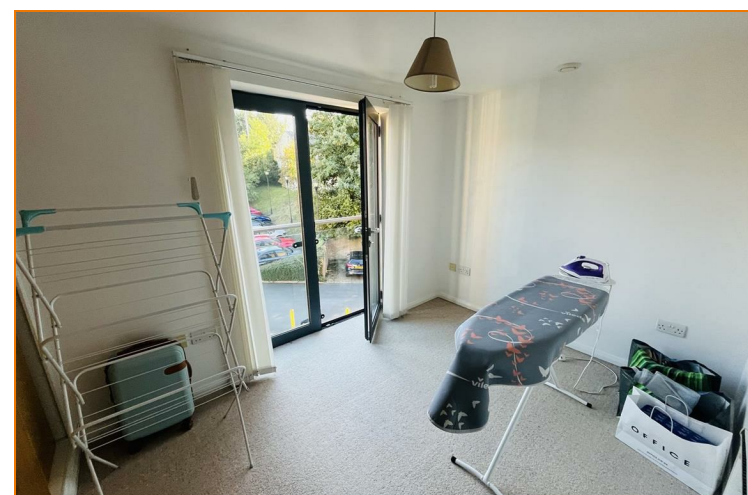
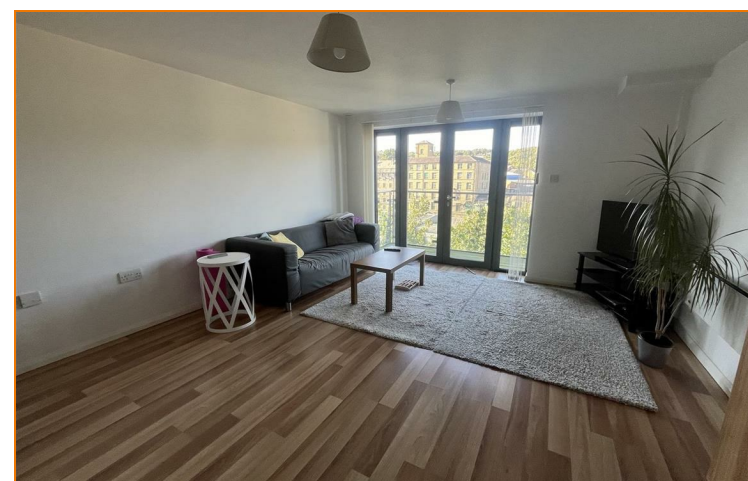
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Ironworks, Birkhouse Lane

Paddock, Huddersfield, HD4 5AD

Offers Around £79,995



A purpose built modern 4th floor apartment boasting a stylish design that is sure to impress.

With light and bright reception room which opens up to a canal side balcony and fully fitted kitchen, 2 double bedrooms, and well appointed bathroom. This apartment offers a cosy yet spacious living space and is offered to the market as a going concern with a longstanding tenant in situ. The property is the perfect location for those seeking a convenient base.

One of the standout features of this apartment is the canal side balcony, providing a tranquil outdoor space where you can relax and unwind while enjoying the views. Additionally, with securely gated parking available for you'll have peace of mind knowing your car is safely accommodated.

Currently sold subject to an existing tenancy, this property has had the same tenant for 5 years, showcasing its desirability and appeal. With a rent passing of £625 per calendar month, this apartment presents a fantastic investment opportunity for those looking to expand their property portfolio.

Don't miss out on the chance to own this wonderful apartment in Birkhouse Lane where landlords can "hit the ground running"

Tenure, Services Charges:
Leasehold, 125 years commencing 2004 with a Ground Rent of £150 PA Service Charge -circa £1800 PA.

Council Tax Band - B

ACCOMMODATION

RECEPTION HALL 21'3" x 4'7"

With a linen cupboard, intercom system, spotlights in the ceiling, contemporary beech effect laminate floor covering and access to all the rooms.

LIVING ROOM 13'9" x 13'1"

Open plan in design adjacent to the kitchen and enjoying excellent levels of natural light through the patio doors which lead to a balcony with views over the surrounding district and canal which is

immediately adjacent to the apartment block. The lounge has a laminate floor covering which extends into the kitchen, two electric wall heaters.

KITCHEN 9'2" x 7'10"

Fitted with a range of beech effect wall and base units with complementary post form working surfaces which incorporate a four ring electric hob and a one and a half bow stainless steel inset sink unit with mixer tap. The kitchen is further equipped with an integrated fridge and freezer, dishwasher and fitted oven. There are splashbacks around the preparation areas and, due to the open plan design, the kitchen enjoys good levels of natural light from the patio doors and balcony area.

BEDROOM 1 13'9" max x 7'10" max

With a Juliette balcony, fitted double wardrobe and electric wall heater.

BEDROOM 2 12'0" x 8'0"

Also with a Juliette balcony, electric wall heater and a double sliding door fronted robe.

BATHROOM 7'10" x 5'2"

Fitted with a contemporary three piece suite including push button flush low level wc, panel bath with mixer shower and splashscreen and a hand wash basin. There are complementary part tiled splashbacks, tiled floor, heated towel rail, extraction and double glazed window.

OUTSIDE

There is a balcony with stainless steel trim and glass panels.

PARKING

The apartment block has a gated car park with private and visitor parking space.

COUNCIL TAX

The property lies within Council Tax Band B.