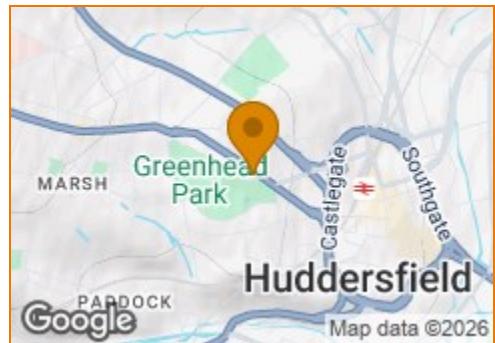


#### Terrain Map



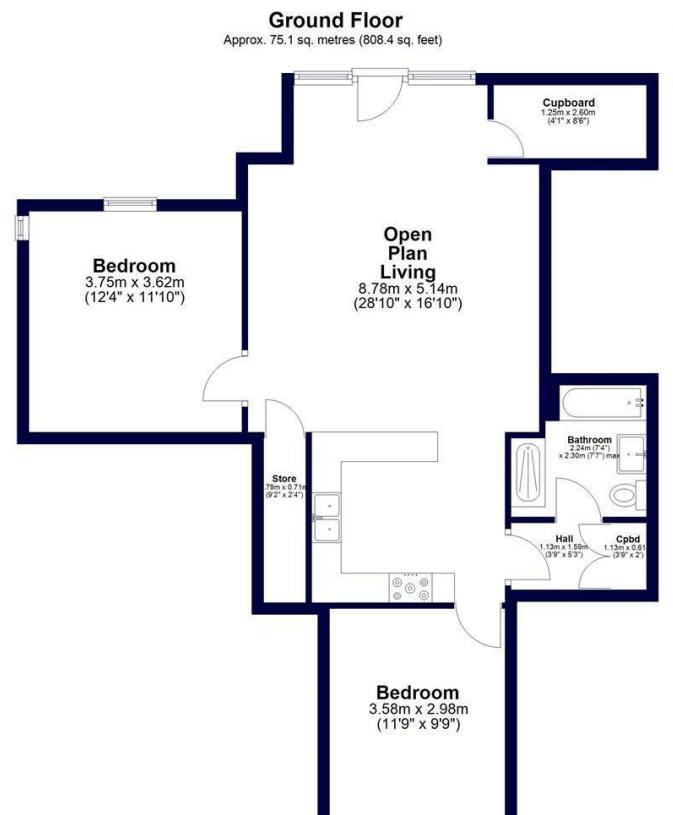
#### Hybrid Map



#### Terrain Map



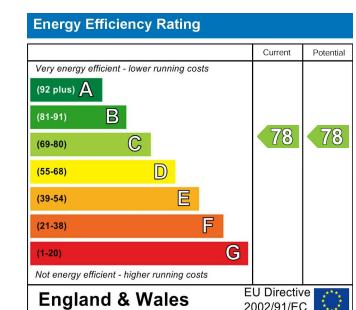
#### Floor Plan



#### 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



# BOULTONS



## Burlington House, 1 Park Drive

Greenhead Park, Huddersfield, HD1 4EG

Offers Over £125,000



# Burlington House, 1 Park Drive

Greenhead Park, Huddersfield, HD1 4EG

Offers Over £125,000



Well positioned on Park Drive surrounded by period architecture and grandeur is this delightful ground floor apartment conversion which offers a wonderful opportunity for those seeking a comfortable, practical and convenient living space. With two well-proportioned bedrooms, this property is perfect for individuals, couples, or investors looking for a property that combines modern living with a touch of character.

The spacious reception room provides is large enough to incorporate a dining area and is open plan in design adjacent to the fitted kitchen making this space ideal for relaxation or entertaining guests. The layout is thoughtfully designed to maximise living space and storage space ensuring all your day to day needs are met.

One of the standout features of this property is its prime location. Situated within walking distance of the renowned Greenhead Park, residents can enjoy leisurely strolls and outdoor activities right on their doorstep. Additionally, the apartment is conveniently close to the town centre, offering easy access to a variety of shops, restaurants, and amenities.

Offered with no upper chain, this property presents a much more hassle-free opportunity for prospective buyers. Whether you are a first-time buyer or looking to downsize, this lovely two-bedroom apartment is sure to impress. Do not miss the chance to make this charming residence your new home.

## ACCOMMODATION

The traditional front door leads into the lounge which is open plan, adjacent to the kitchen, and enjoys sufficient space for both living and dining.

## LOUNGE

20'7" to breakfast bar x 15'10" max

There are traditional, timber framed double glazed windows positioned to the front elevation and the focal point for the room is an attractive rustic and stone decorative feature fireplace. There is a light oak style laminate floor covering, spotlights within the ceiling and a central heating radiator.

## KITCHEN

9'9" x 9'4"

Fitted with a range of wall and base units in a maple wood design with complementary black marble effect post form working surfaces. The kitchen is further equipped with a five ring Zanussi gas hob with fitted electric Zanussi oven beneath and stainless steel extractor hood over. There are stainless steel splashbacks around the hob and surrounding the preparation and wet areas which include a circular, stainless steel inset sink unit with matching draining board and mixer tap over. you will also find an integrated fridge, integrated dishwasher and additional extraction unit.

## WALK-IN CLOAKS CUPBOARD

7'1" x 4'0"

Doubling up as a utility room with plumbing for a washing machine, a range of hanging and shelving, central heating radiator, power and light.

## HOUSEHOLD CUPBOARD

9'5" x 3'4"

Accessed off the lounge, a useful additional storage space which houses the fuse board and power point, a continuation of the laminate flooring.

## BEDROOM 1

12'3" x 11'11"

In keeping with the remainder of the property, this room is in good decorative order with a central heating radiator, timber framed double glazed window to the front elevation and a further timber framed double glazed window to the gable end with privacy glass inset.

## BEDROOM 2, rear

11'9" x 9'2"

Also presented in a light, neutral colour scheme with a timber framed, double glazed picture style window to the rear elevation, a central heating radiator, useful shelving and a cupboard housing the Ideal combination boiler.

## INNER LOBBY

5'2" x 3'8"

With a central heating radiator, light oak effect laminate floor covering and another useful cupboard with shelving for additional keeping. An internal door leads to the bathroom.

## BATHROOM

7'4" x 6'4"

Fitted with a four piece suite comprising traditionally styled hand wash basin, low flush wc, shower cubicle with main rainfall showerhead and hand held shower attachment and a panel bath with a period mixer type and hand held shower attachment. Tiled walls and floor, heated towel rail, spotlights and extraction.

## COUNCIL TAX. BAND C

## TENURE

A long leasehold arrangement for 999 years from 1 January 2004.

