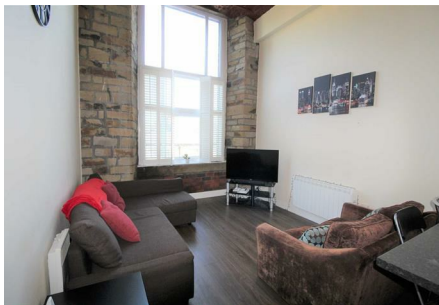




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT

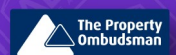


## 11 Saville Court, Huddersfield, HD3 4JT

**Guide Price £94,995**

ADM Residential are pleased to market this delightful apartment which is situated in a beautiful converted mill. Ideally set on the 1st floor, offering an abundance of charming features including stunning exposed stone walls and a vaulted high ceiling. Located close to all village amenities and easy access to the M62 Motorway Networks, popular transport links and just a few miles to Huddersfield town centre. Boasting generously proportioned rooms with high ceilings and large windows proving a good deal of natural light. There are communal entrances, staircase/lift, the apartment in briefly comprises of:- The property boasts double glazing, electric heating, and security intercom, accommodation briefly comprises of: entrance hallway, storage room with plumbing for washing machine, 22ft open plan living space with modern fitted kitchen area & lounge with exposed stone featured wall, a modern bathroom, master bedroom and spacious 11ft occasional room/study. The property comes with an allocated parking space, viewings by appointment ONLY - Call ADM today on 01484 644555 to book today

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ  
T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



### **COMMUNAL ENTRANCE**

Leading into this stylish communal entrance lobby with stairs and lift access to the upper levels:

### **ENTRANCE DOOR**

Entrance door leading to:

### **HALLWAY**

A large reception hallway, with electric wall mounted heater, doors leading to all rooms, finished with wood effect flooring:

### **STORAGE AREA 5'3" x 5'8" (1.60 x 1.73)**

Storage room with plumbing for an automatic washing machine, wall mounted shelving, hot water tank finished with wood effect flooring:

### **OPEN PLAN LIVING AREA 22'6" x 11'5" (6.86 x 3.48)**

A stunning open plan living/kitchen offers exposed stone and vaulted high ceiling:

### **LOUNGE AREA**

The lounge area boasts exposed stone work, double glazed uPVC window to the front elevation with fitted wooden bi-fold window shutters. T.V point, Telephone point, wall lighting and two electric radiators, finished with laminated wood flooring:

### **OPEN PLAN KITCHEN AREA 22'6" x 11'5" (6.86 x 3.48)**

Fitted with a matching range of base and wall mounted units in Walnut effect with under unit lighting. Complementary laminated roll edged working surfaces, contracting tiled splash backs, incorporating a one and a half bowl stainless steel sink and drainer with mixer tap. Integral electric oven and electric four ring hob with cooker with extractor hood and space for an under counter fridge, freezer and dishwasher, Finished with laminated wood flooring:

### **BEDROOM ONE 20'6" x 9'4" (6.25 x 2.84)**

A 20ft double bedroom with uPVC windows to the front aspect, boasting exposed stone work, wall lighting, high ceiling and wall mounted electric heaters, finished with laminated wood effect flooring:

### **STUDY/ OCCASIONAL ROOM 11'4" plus recess x 7'3" (3.45 plus recess x 2.21)**

Spacious study/room currently used as an occasional bedroom, wall mounted electric radiator and Wood effect laminated flooring:

### **BATHROOM**

A partly tiled, modern fitted bathroom suite in white with chrome effect fittings, comprising of :- panel bath with shower attachment over and a shower screen, hand wash pedestal and a low level flush WC, extractor fan, shaver point and a electric heated towel rail, finished with vinyl flooring:

### **ADDITIONAL INFORMATION**

This property is tenanted, with a 6 month lease please ask agent for details.

The property has an allocated parking space in the resident's car park located in front of the building:

Service Charge TBA

Ground Rent TBA pounds a month Approx "Lease Hold "

Parking Space Provided No 11

### **DISCLAIMER**

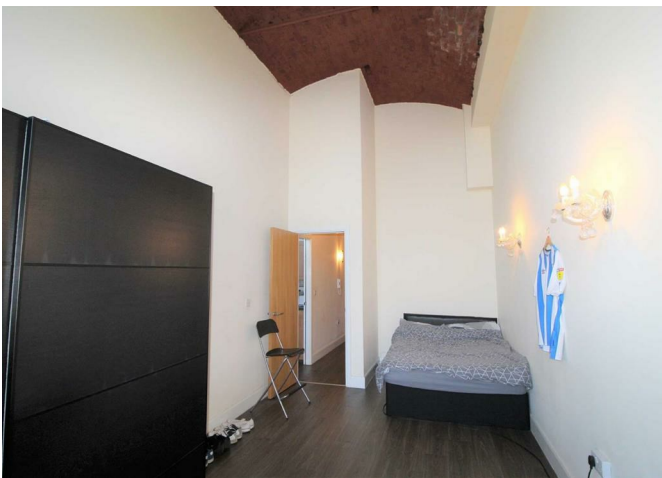
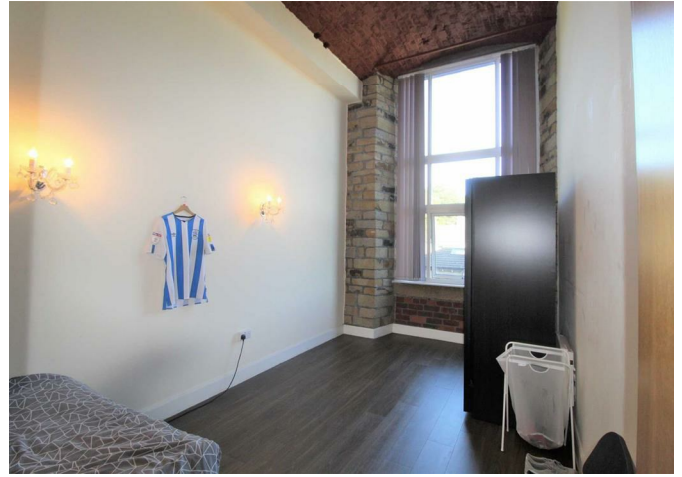
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No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

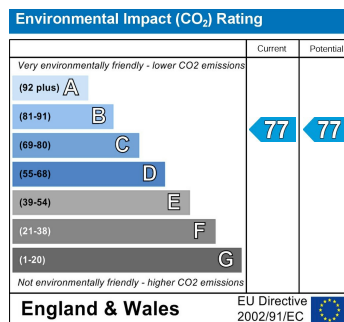
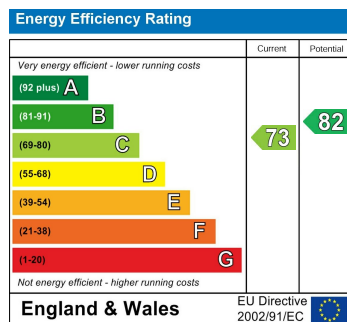
### **BOUNDARIES AND OWNERSHIPS**

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.





### Energy Efficiency Graph



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