



# RESIDENTIAL

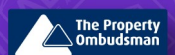
SALES | LETTINGS | PROPERTY MANAGEMENT



## 26 Savile Court, Huddersfield, HD3 4JT Offers In The Region Of £79,995

**\*UNEXPECTEDLY RE-MARKETED\*** **\*FANTASTIC OPPORTUNITY TO PURCHASE\*** This beautifully presented, second floor apartment situated within the heart of this well regarded Colne Valley village. Offering a contemporary, open plan layout and allocated off-road parking, this property is a great purchase for any first time buyer, buy-to-let investor and those looking to downsize. This modern, converted mill development is ideally situated in the village centre being well placed for the local amenities and schools with regular bus services to Huddersfield town centre and a short drive to the M62 motorway network. This stylish second floor apartment is an ideal space, offering comfortable yet modern accommodation throughout with electric heating, double glazing and intercom system. Briefly comprising of: Communal entrance lobby with security intercom system, lift and stairs providing access to the second floor, large entrance hallway with useful utility/storage room, open plan breakfast kitchen/lounge with attractive feature stone wall and onward views, spacious double bedroom, occasional room/study and modern bathroom. Viewings are highly recommended to appreciate the charm and space on offer! Call ADM Residential today on 01484 644555 to arrange your viewing! **\*VIRTUAL VIEWING AVAILABLE SOON\***

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



A welcoming, communal entrance lobby with letterboxes, stairs and lift access to the upper levels:

## ENTRANCE DOOR

Entrance door leading to:

## HALLWAY



A large reception hallway, with wall mounted electric heater, wall lighting and intercom system. Finished with wood effect laminate flooring and doors leading to:

## UTILITY/STORAGE ROOM

Useful storage room with plumbing for an automatic washing machine, housing for the hot water tank and finished with wood effect laminate flooring:

## OPEN PLAN LIVING AREA 21'7 x 11'3 (6.58m x 3.43m)



A stunning open plan breakfast kitchen/lounge with featured exposed stone wall and a uPVC window overlooking the rear allowing an abundance of natural light to fill the room:

## KITCHEN AREA



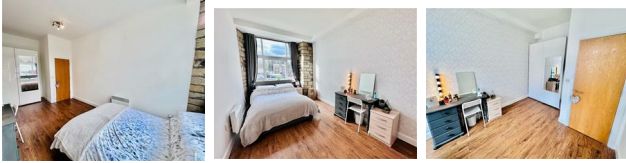
Modern kitchen with breakfast bar area in a matching range of base and wall mounted units in light Oak effect with under unit lighting. Complementary laminated roll edged working surfaces, contrasting tiled splash backs, incorporating a one and a half bowl stainless steel sink and drainer with mixer tap. Integral electric oven and electric four ring hob with stainless steel extractor hood and space for an under counter fridge, freezer and dishwasher. Finished with vinyl effect flooring:

## LOUNGE AREA



The lounge area boasts double glazed uPVC window to the front aspect and featured exposed stone wall. Finished with T.V point, telephone point, two wall mounted electric heaters and wood effect laminate flooring:

### BEDROOM ONE 20'8 x 9'5 (6.30m x 2.87m)



A 20ft, larger than average double bedroom with uPVC window to the front aspect, boasting exposed stone wall, high ceilings and wall mounted electric heater. Finished with laminate wood effect flooring:

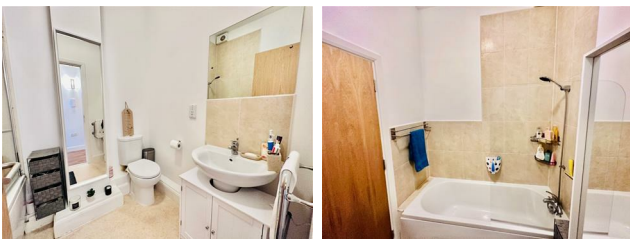
Please note, the wardrobe can be purchased.

### OCCASIONAL ROOM/STUDY 11'6 x 11'2 (3.51m x 3.40m)



This spacious study/occasional room has been recently decorated with wall mounted electric heater and finished with wood effect laminate flooring:

### BATHROOM 7'3 x 6'5 (2.21m x 1.96m)



A partly tiled, modern fitted three piece bathroom suite in white with chrome effect fittings. Comprising of:- panelled bath with shower attachment over, hand wash pedestal and a low level flush w/c. Finished with extractor fan, shaver point, wall mounted heated towel rail and finished with vinyl flooring:

### ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Local Schools: Crow Lane Primary & Foundation Stage School, Royds Hall, A SHARE Academy, Reinwood Junior School, Huddersfield Grammar School & Nursery

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

### Council Tax Bands

The council Tax Banding is "A"

Please check the monthly amount on the Kirklees Council Tax Website.

### Tenure

This property is Leasehold.

The service charge is currently at £152.83 a month. Ground rent is £250 a per annum. Building insurance is £75.22 a month

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

### EPC LINK

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9439-5424-2000-0018-5202>

### ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

We also can offer you a virtual viewing which can be downloaded via the YouTube link.

Please ask the agents for the detail.

### 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.

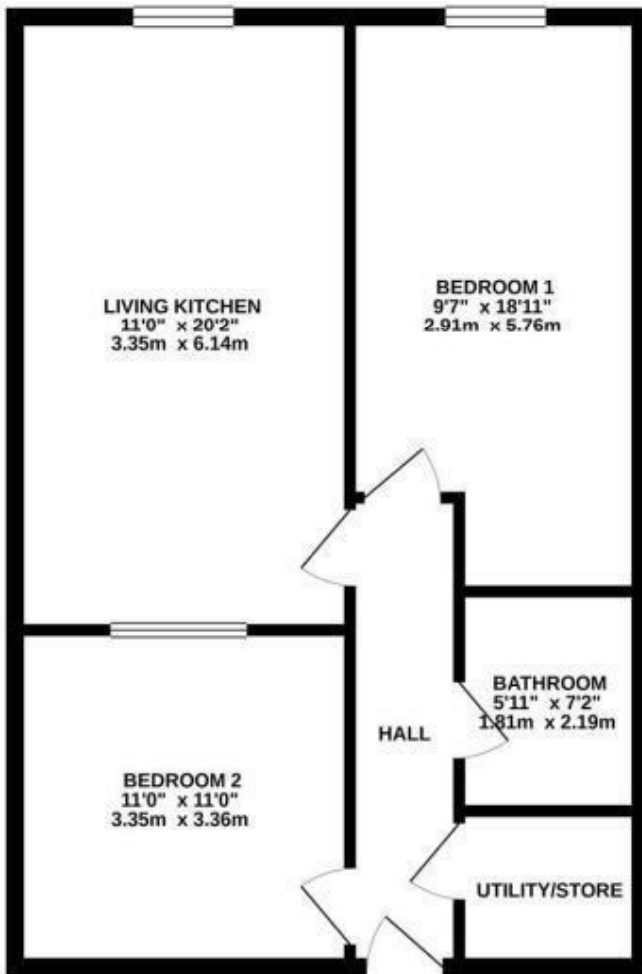
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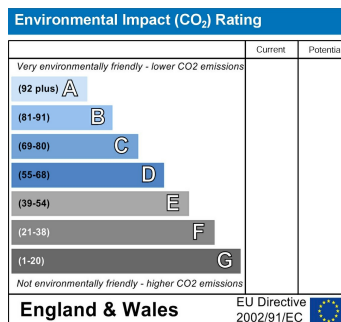
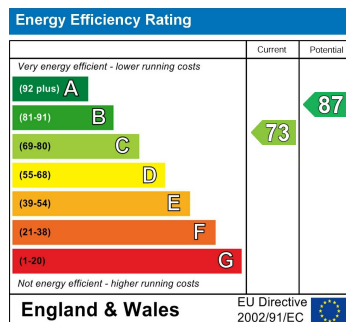
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## Floor Plan



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, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 9/2012.

## Energy Efficiency Graph



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