



22 Kings Court Kings Mill Lane,Huddersfield HD1 3AW

welcome to

22 Kings Court Kings Mill Lane, Huddersfield

This beautifully presented two-bedroom flat offers stylish and modern accommodation, perfect for first-time buyers, professionals, or investors seeking a ready-to-move-in home.

Living & Kitchen Area

19' 11" x 17' 1" (6.07m x 5.21m)

A bright and spacious open-plan area, ideal for relaxing, entertaining, and day-to-day living. The kitchen is well-equipped with ample storage and work surfaces, a fitted fridge and a free-standing dishwasher, seamlessly integrated into the living space. Neutral décor enhances light and space, creating a contemporary feel.

Bedroom One

15' 1" x 10' (4.60m x 3.05m)

A generous double bedroom, freshly decorated and filled with natural light. Offers plenty of space for a bed, a built-in wardrobe, and additional furnishings.

Bedroom Two

13' 4" x 9' 1" (4.06m x 2.77m)

A well-sized second bedroom, suitable as a single or double, guest room, or home office with built-in wardrobes. Decorated in neutral tones, it complements the overall fresh look of the flat.

Family Bathroom

10' x 5' 6" (3.05m x 1.68m)

A modern bathroom with contemporary fixtures and fittings, providing a clean and stylish space for everyday use.

External/Parking

The property benefits from an allocated parking space, providing ease and peace of mind. The exterior is low-maintenance, complementing the flat's ready-to-move-in condition.





check out more properties at williamhbrown.co.uk



welcome to

22 Kings Court Kings Mill Lane, Huddersfield

- Stylish two-bedroom flat in move-in condition.
- Open-plan living and kitchen area, bright and sociable.
- Two well-proportioned bedrooms, tastefully decorated.
- Family bathroom with modern fittings.
- Allocated parking space for convenience.

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 772.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

check out more properties at williamhbrown.co.uk



Property Ref:
HDF118319 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Not for marketing purposes INTERNAL USE ONLY



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williamhbrown.co.uk