



The Gate Halifax Road, Huddersfield, HD3 3BR



welcome to

The Gate Halifax Road, Huddersfield

A modern two-bedroom duplex flat designed for contemporary living, set within a well-kept development offering excellent access to local amenities and motorway links. An ideal opportunity for first-time buyers.



Entrance Hall

Immaculately presented entrance hall with carpeted flooring. Warmed by a central heating radiator, plus extra storage into integrated cupboards, one housing the boiler.

Lounge/Kitchen

Open plan, modern kitchen/living room with laminate wood effect flooring. Warmed by a central heating radiator, with lots of natural light from a double glazed window to the front, plus double glazed doors opening onto a Juliet balcony. The kitchen is fitted with a range of modern base and wall units with laminate worktops and a tile splashback. With integrated gas hob and electric oven, With space for undercounter washing machine, fridge/freezer and dishwasher.

Bedroom Two

11' 4" x 10' 11" (3.45m x 3.33m)

Spacious and modern double bedroom with carpeted flooring. Warmed by a central heating radiator. With a double glazed window to the rear.

Bathroom

Spacious bathroom which is half tiled. Fitted with a panelled bath with shower over, low flush WC and wash hand basin. Warmed by a central heating radiator, with a double glazed window to the rear.

Second Floor

Bedroom One

13' 9" x 9' 11" (4.19m x 3.02m)

Immaculate master bedroom with an en suite shower room. Fitted with carpeted flooring, a low flush WC, and a walk in shower cubicle. Lots of natural light from a Velux window. Warmed by a central heating radiator.

En Suite

Modern and bright en suite which is half tiled. Fitted with a low flush WC, walk in shower cubicle, wash hand basin and Velux window. Plus extra storage into integrated cupboards.



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The Gate Halifax Road, Huddersfield

- Modern open-plan kitchen and living area
- Two double bedrooms
- Spacious bathroom
- Designated parking space
- Excellent motorway links

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

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 over

£115,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF117447 - 0004

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