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Highfield Chase

Dewsbury, WF13 4DG

Guide Price £90,000

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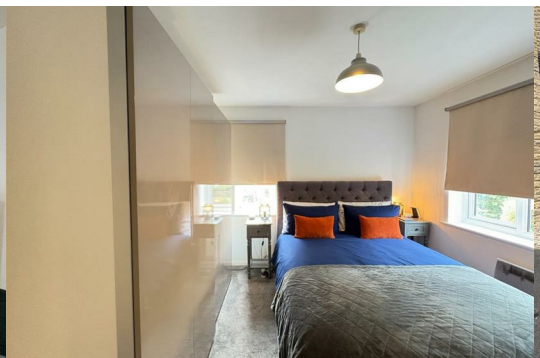
GUIDE PRICE - £90,000 - £95,000

Offered for sale is this well-presented two double bedroom contemporary ground floor apartment with further useful study/nursery room. Situated on this modern and very popular development in Staincliffe with excellent commuter links to neighbouring towns and local amenities.The property benefits from double glazing and briefly comprises of entrance hallway,lounge with space for dining table and chairs, two double bedrooms and modern bathroom and kitchen. To the outside of the property there is allocated parking plus additional visitor parking space. This would make an ideal starter home and we would recommend an early viewing.

Annual Service Charge for 2026 £2160.00
Annual Ground Rent for 2026 £300.28



ENTRANCE HALLWAY
Accessed via an intercom system via external door leading into hallway fitted with laminate flooring and wall mounted electric wall heater and fitted smoke alarm and access to all rooms and store room.

LOUNGE 14'11" x 11'8" (4.56m x 3.58m)
A good sized contemporary lounge with space with a double glazed window to the front and a wall mounted electric heater.

KITCHEN 9'9" x 6'2" (2.98m x 1.90m)
The kitchen is fitted with a modern range of wall and base units with work surfaces, inset sink unit with mixer tap and drainer,plumbed for washing machine and space for free standing fridge freezer and a double glazed window.

BEDROOM 1 11'5" x 10'10" (3.50m x 3.31m)
A double bedroom located to the front and having a two double glazed windows allowing plenty of natural light into the bedroom and wall mounted electric wall heater.

BEDROOM 2 10'10" x 10'2" (3.32m x 3.11m)
Another double glazed window to the front with fitted wall mounted electric heater.

STUDY/NURSERY 6'3" x 6'2" (1.92m x 1.90m)
This could easily be used as a nursery or ideal space for those that work from home and need a work station, fitted wall mounted electric heater and double glazed window.

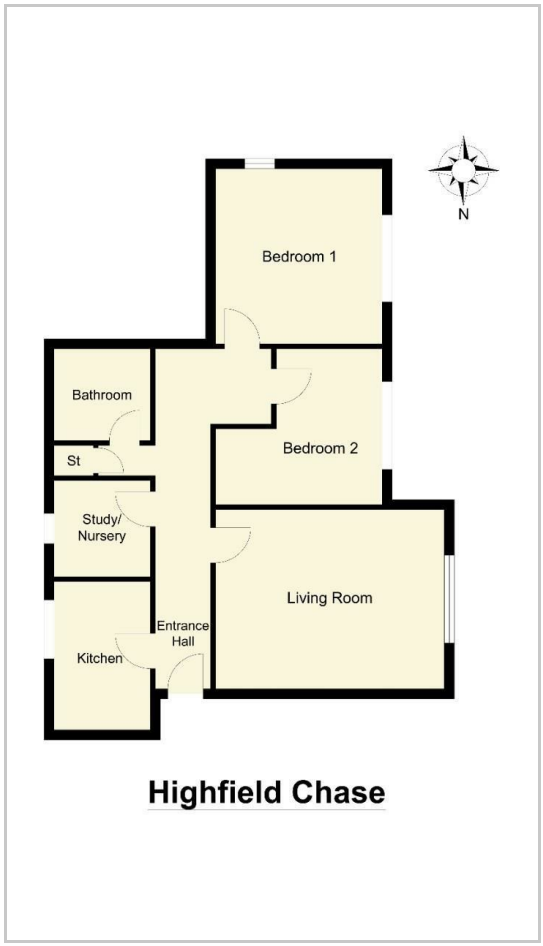
BATHROOM
A stunning modern fitted bathroom with a three piece suite comprising of panelled bath with fitted shower screen with wall mounted mixer shower over with further rain shower attachment, vanity hand wash basin with wall hung basin with fitted storage drawers,low level WC with concealed cistern. There are modern cladded bathroom walls and a ladder style chrome effect wall heater and fitted ceiling extractor extractor (No window)

OUTSIDE
The property is located on the ground floor of a modern apartment block and has communal areas and an allocated parking space in the car park to the rear along with visitor parking.

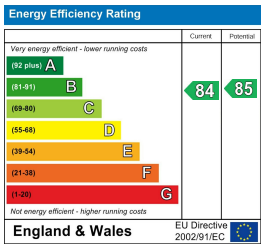
LEASEHOLD INFORMATION
Lease Term - 155 years from 1 January 2005
• Term left: 137 years
• Annual service charge payable for 2026 £2160.00
• Annual ground rent payable for 2026: £300.28

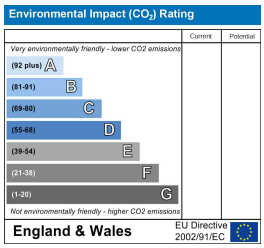
Area Map

Floor Plans



Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

32-34 Market Place, Dewsbury, West Yorkshire, WF13 1DL
Tel: 01924 663222 Email: dewsbury@hunters.com https://www.hunters.com