



**Byram Street, Huddersfield HD1 1DR**



**welcome to**

**Byram Street, Huddersfield**

This recently renovated one-bedroom apartment offers modern living in a fresh, stylish setting. Featuring an open-plan kitchen and living area, plus a well-sized bedroom and a newly updated bathroom, making it an ideal choice for those seeking a convenient and low-maintenance home.



### **Lounge**

12' 3" x 13' 1" ( 3.73m x 3.99m )

Spacious lounge with a double glazed window to the rear. Warmed by a central heating radiator, and fitted with carpeted flooring, the space is modern and bright, open plan to the kitchen.

### **Kitchen**

9' 1" x 7' 10" ( 2.77m x 2.39m )

Modern and bright kitchen which is fitted with a range of base and wall units, fitted with an integral oven and hob with extractor hood. With space for an undercounter washing machine. Plus three double glazed windows to the front.

### **Bedroom One**

10' 4" x 10' 10" ( 3.15m x 3.30m )

Great sized double bedroom with carpeted flooring, warmed by a central heating radiator. With a double glazed window to the rear providing ample natural light. Extra storage into integrated wardrobes.

### **Bathroom**

Brand new immaculately presented bathroom which is fully tiled. Modern and bright, fitted with a shower over bath, low flush WC and wash hand basin. Warmed by a heated towel rail.



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welcome to

## Byram Street, Huddersfield

- Recently renovated one-bedroom apartment with modern finishes throughout
- Open-plan kitchen and living area
- Kitchen equipped with contemporary appliances
- Well-sized bedroom
- Newly updated bathroom

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 20.12

**£80,000**



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This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1937. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
HDF117623 - 0006

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Please note the marker reflects the  
postcode not the actual property



william h brown



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