





Fearnley Mill Drive,Bradley Huddersfield HD5 0RD

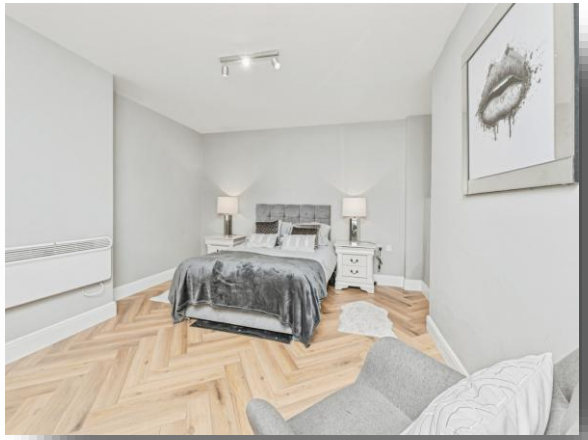
william h brown

welcome to

Fearnley Mill Drive, Bradley Huddersfield

Beautifully refurbished apartment featuring new flooring and striking exposed brick and stone. Ideal for first-time buyers or investors seeking strong rental potential.













Open Plan Kitchen/Lounge
18' 3" x 16' 4" (5.56m x 4.98m)

Bedroom One
14' 5" x 13' 8" (4.39m x 4.17m)

Bathroom

Agents Note: Land Reg
The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

Agents Note: Aml
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Fearnley Mill Drive, Bradley Huddersfield

- Beautifully presented throughout
- Overlooking the canal
- Great transport links to surrounding areas
- Ideal for investors and first time buyers
- Converted mill with exposed brick walls

Tenure: Leasehold EPC Rating: D
Council Tax Band: A Service Charge: 2058.00
Ground Rent: 2160.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£65,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF119562

The Property Ombudsman

Property Ref:
HDF119562 - 0002

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.

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