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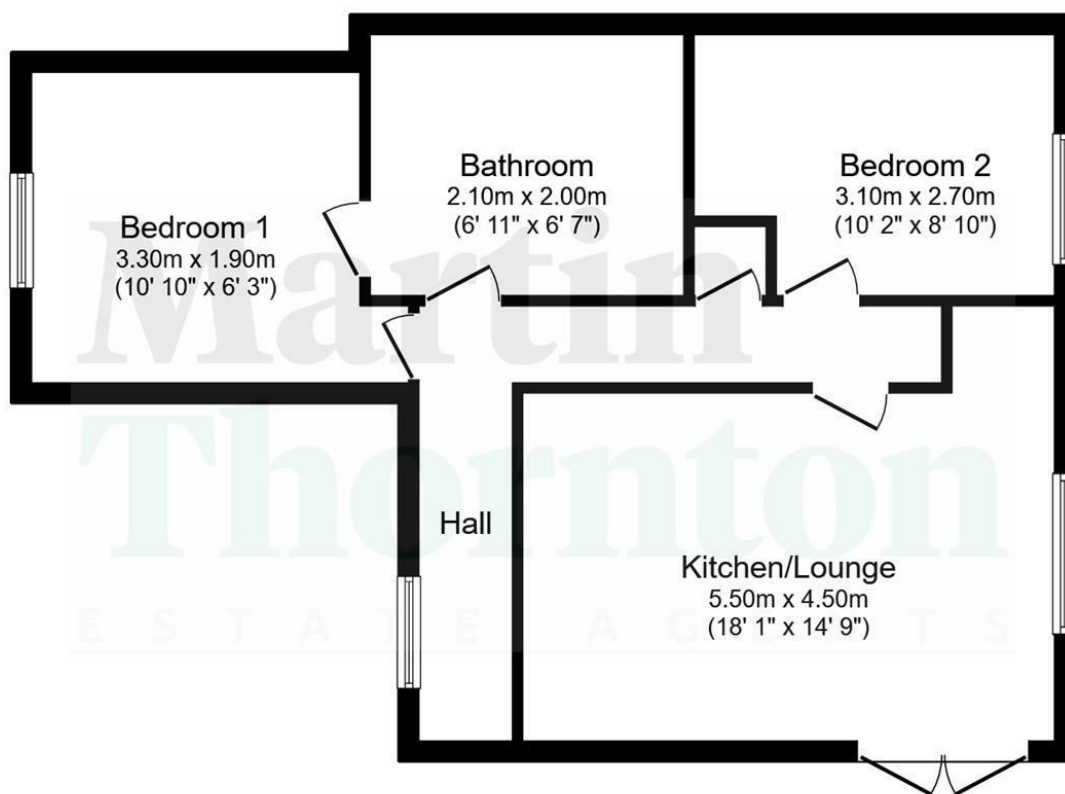
Grimescar Road, Huddersfield,

**Offers in the region of
£160,000**

Located to the second floor of this purpose built, gated apartment complex is this well-appointed two-bedroom apartment. It is conveniently situated in a lovely residential area, within a short distance of the M62 motorway network, serving Leeds and Manchester City Centres, and only a short drive away from Lindley Village with its various amenities, including popular bars and restaurants. The apartment may prove suitable for a professional couple, first-time buyer or investor. An external aluminium and glazed door gives access to the communal entrance, via Entrycom or a key system. This leads to the communal entrance, where you will find the property's post box and a lift. The apartment can be found on the second floor. The accommodation offers a stylish living kitchen with integrated appliances, house bathroom with four-piece suite, and two double bedrooms. As one would expect, the property has double-glazing and under floor heating to the whole apartment and energy efficient smart radiators controlled manually or by mobile phone. Externally, within the gated grounds, there is an allocated parking space, visitor parking, a communal garden area and a bin store.

**Grimescar Road,
Huddersfield,**

Floorplan



Floor Plan

Total floor area: 61.0 sq.m. (657 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Grimescar Road, Huddersfield,

Details



Entrance

A heavy-duty timber door opens to the inner entrance hall. It has a ceiling light point, a useful storage cupboard housing the hot water cylinder and electric fuse box, working surfaces and a washer/dryer. From here, access can be gained to the following rooms:



Kitchen/Living Area

This area enjoys an open-plan aspect and the kitchen area has a range of modern high gloss wall and base cupboards, drawers, roll-edge worktops, tile effect upstands and a stainless steel sink unit with mixer tap. Integrated appliances include an oven, hob, extractor fan, Bosch microwave, fridge freezer and dishwasher. There is tiling to the floor in the kitchen area, a Smart remote controlled radiator, an extractor fan and ceiling downlighting throughout, continuing into the living area. The living area has carpeting, a set of French style doors leading to a Juliette style balcony and a uPVC double-glazed window allowing natural light from the rear elevation.



Grimescar Road, Huddersfield,

Details



Bedroom Two

This double bedroom is positioned at the rear of the property and has a uPVC double-glazed window. It has ceiling downlighting, a Smart radiator and a useful fitted sliding door wardrobe with hanging rails and shelving.



House Bathroom

The bathroom has a white suite comprising a low-level WC, a wall-hung hand basin with mixer tap, a tiled bath and a shower cubicle, home to a mains fed shower. The room has tiling to the floor, contrasting appropriate tiling to the walls, a wall-mounted mirrored storage cupboard, an electric shaver point, an extractor fan and a chrome ladder style heated towel rail. Natural light comes from a Velux window. The bathroom is a Jack and Jill style, and provides access into bedroom One.



Grimescar Road, Huddersfield,

Details



Bedroom One

Located to the front of the apartment, this bedroom enjoys two Velux windows. It has useful fitted wardrobes with hanging rails and shelving, ceiling downlighting and a Smart radiator.



External Details

There is an allocated parking space, visitor parking, an Entrycom gate, two communal garden areas with seating.

Tenure

The vendor informs us that the property is leasehold.

Grimescar Road, Huddersfield, Directions

