

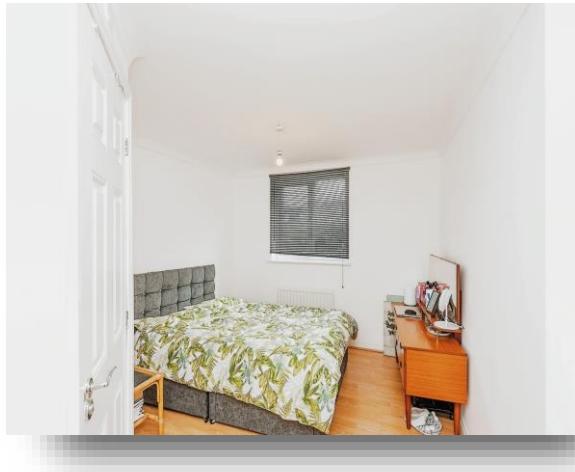


Blackthorn Drive, Huddersfield, HD3 3SB

welcome to

Blackthorn Drive, Huddersfield

A modern two-bed, two-bath apartment set in the heart of lively Lindley, just moments from its independent shops, cafés, bars, and the iconic clock tower. With allocated parking and views over the communal park, this is an ideal home for those seeking comfortable, convenient living.



Entrance

Front door leading to a good sized hallway having laminate flooring and warmed by a central heating radiator. There are two storage closets.

Lounge

13' 5" x 13' (4.09m x 3.96m)

Spacious reception room having laminate floor and warmed by a central heating radiator. Double glazed doors lead out onto the Juliet balcony. Opening to kitchen area.

Kitchen

10' 8" x 6' 2" (3.25m x 1.88m)

Good sized kitchen having a range of fitted base and wall units with contemporary work surfaces and tiled splashbacks. Integrated appliances include a double electric oven and gas hob with extractor over, fridge freezer and washing machine. One and a half bowl sink unit with mixer tap and drainer. Having tiled flooring and ceiling downlights.

Bedroom One

13' 8" x 9' 9" (4.17m x 2.97m)

Spacious double bedroom having laminate flooring and warmed by a central heating radiator. Double glazed window to the side. Door to ensuite.

Ensuite

Comprising a corner shower cubicle, sink unit and low flush WC. Heated towel warmer/radiator. Having part tiled walls, vinyl flooring, extractor and ceiling downlights.

Bedroom Two

9' 10" x 8' 10" (3.00m x 2.69m)

Good sized bedroom having laminate flooring and warmed by a central heating radiator. Double glazed window to the side.

Bathroom

Bathroom suite comprising bath with shower over, wash hand basin and low flush WC. Heated towel warmer/radiator. Having part tiled walls and tiled flooring, extractor and ceiling downlights.

External

There is allocated parking and views to the communal park.



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welcome to

Blackthorn Drive, Huddersfield

- Situated Close To Lindley Centre
- Easy Motorway Access
- Single Storey Living
- Off Street Parking
- Two Good Sized Bedrooms

Tenure: Leasehold EPC Rating: C

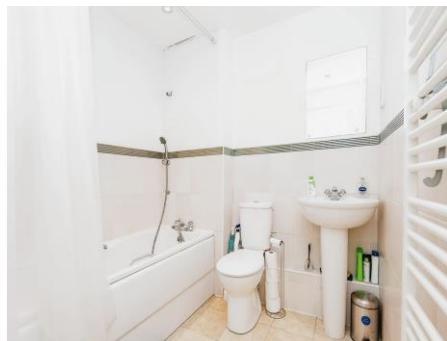
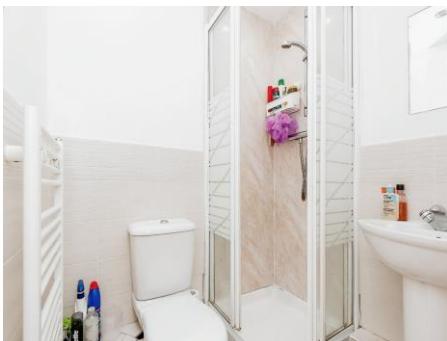
Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

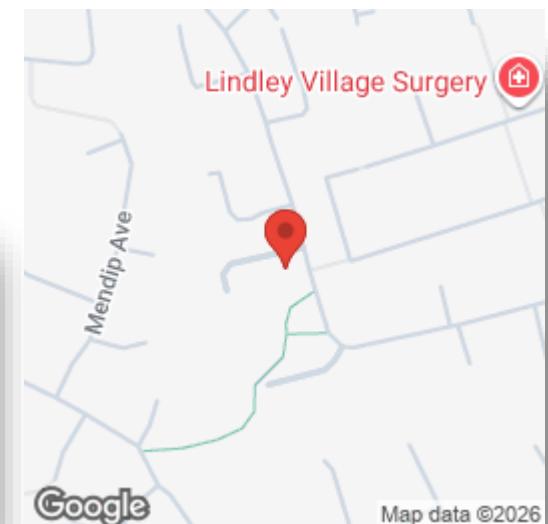
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£120,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
HDF117234 - 0003

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.

 william h brown



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