15 Sylvan Ridge, Ferndale, Huddersfield, HD2 1ZH

£112,950

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This beautifully presented, ground floor apartment is an ideal purchase for those requiring single storey living and makes a great alternative to a bungalow. Having undergone a programme of refurbishment over recent years to include replacement of the original kitchen and bathroom fittings, quality flooring throughout and replacement of the original central heating boiler. Being tucked away at the head of this quiet cul-de-sac and having allocated off road parking space together with visitor parking. Ideally placed for amenities with Asda being just down the road. The accommodation is surprisingly spacious with entrance hall, utility room, lounge diner, separate kitchen, 2 double bedrooms and shower room. internal viewing a must to fully appreciate.

Energy Rating: C

GROUND FLOOR:

Entrance Hall

A door from the communal entrance gives access to the entrance hall which has quality flooring.

Utility/Store

7’2" x 4’8" (2.13m’0.61m x 1.22m’2.44m)

A useful room which provides storage and houses the central heating boiler. This room also has plumbing for a washing machine and space for a dryer.

Lounge/Dining Area

15’0" x 16’1" max into bay (4.57m’0.00m x 4.88m’0.30m max into bay)

This spacious reception room has quality flooring which continues into the kitchen, a large bay window provides lots of natural light and an area to dine.

Kitchen

12’4" x 6’11" (3.66m’1.22m x 1.83m’3.35m)

Having a range of oak shaker style wall and base units with working surfaces over and tiled splash back. There is a sink unit and side drainer, space for a tall fridge freezer and dishwasher, integrated oven and gas hob with extractor hood over. the kitchen has a ladder style radiator and double glazed window which enjoys a pleasant open aspect down the cul-de-sac.

Bedroom 1

14’6" x 8’5" (4.27m’1.83m x 2.44m’1.52m)

This double room has a central heating radiator and double glazed window with fitted shutters.

Bedroom 2

12’4" 8’8" (3.66m’1.22m 2.44m’2.44m)

Another good double with a central heating radiator and double glazed window.

Shower Room

Having a modern suite comprising walk in shower, wc, vanity sink unit, tiled floor, fitted storage, chrome ladder style radiator and double glazed window.

OUTSIDE:

Communal lawned gardens surround the development and there is an allocated parking space and visitor parking available.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Bradford Road (A641), passing through the traffic lights at Fartown Bar continue straight ahead. At the roundabout proceed straight ahead and turn right into Long Hill Road. Proceed straight ahead and Sylvan Ridge can be found on the left hand side (3rd left turning). The apartment block is situated to the left on the cul-de-sac.

TENURE & SERVICE CHARGE:

Leasehold - Term: 125 years from 1 January 2006

Service Charge for 2024/2025: £1,348.44 per annum (option to pay this quarterly)
Ground Rent: £150 per annum

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

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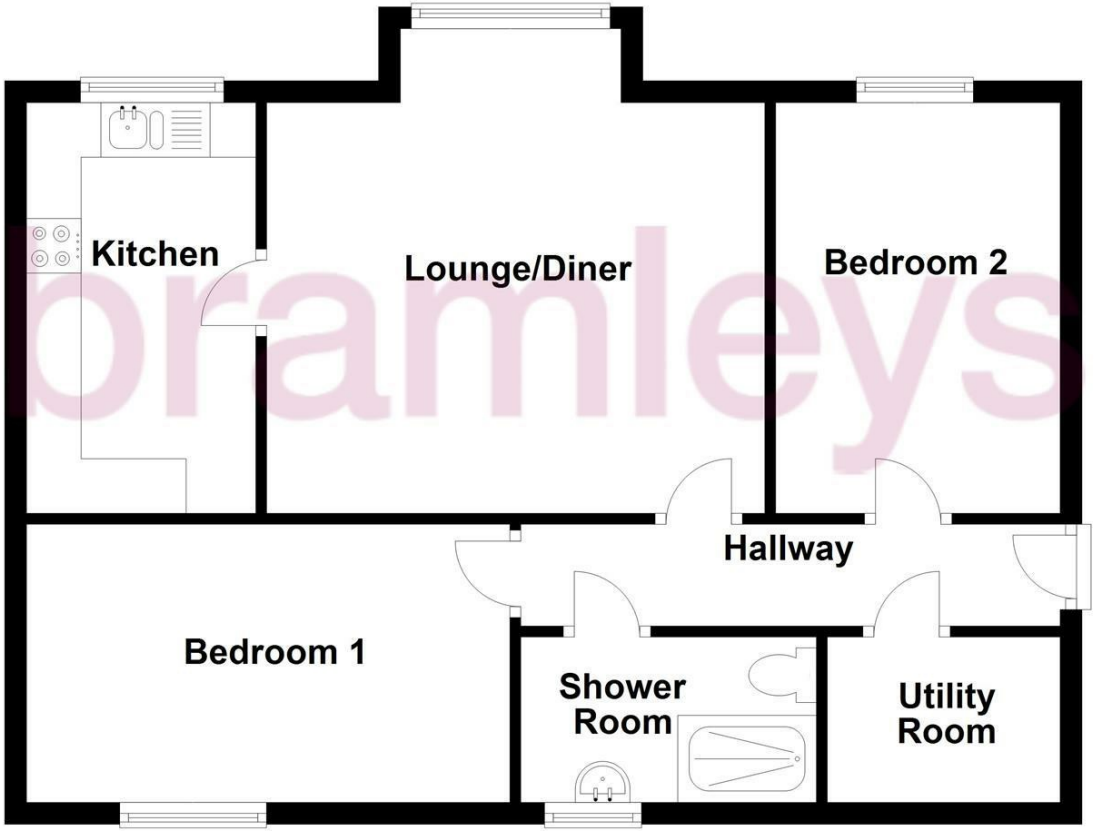
MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

Ground Floor



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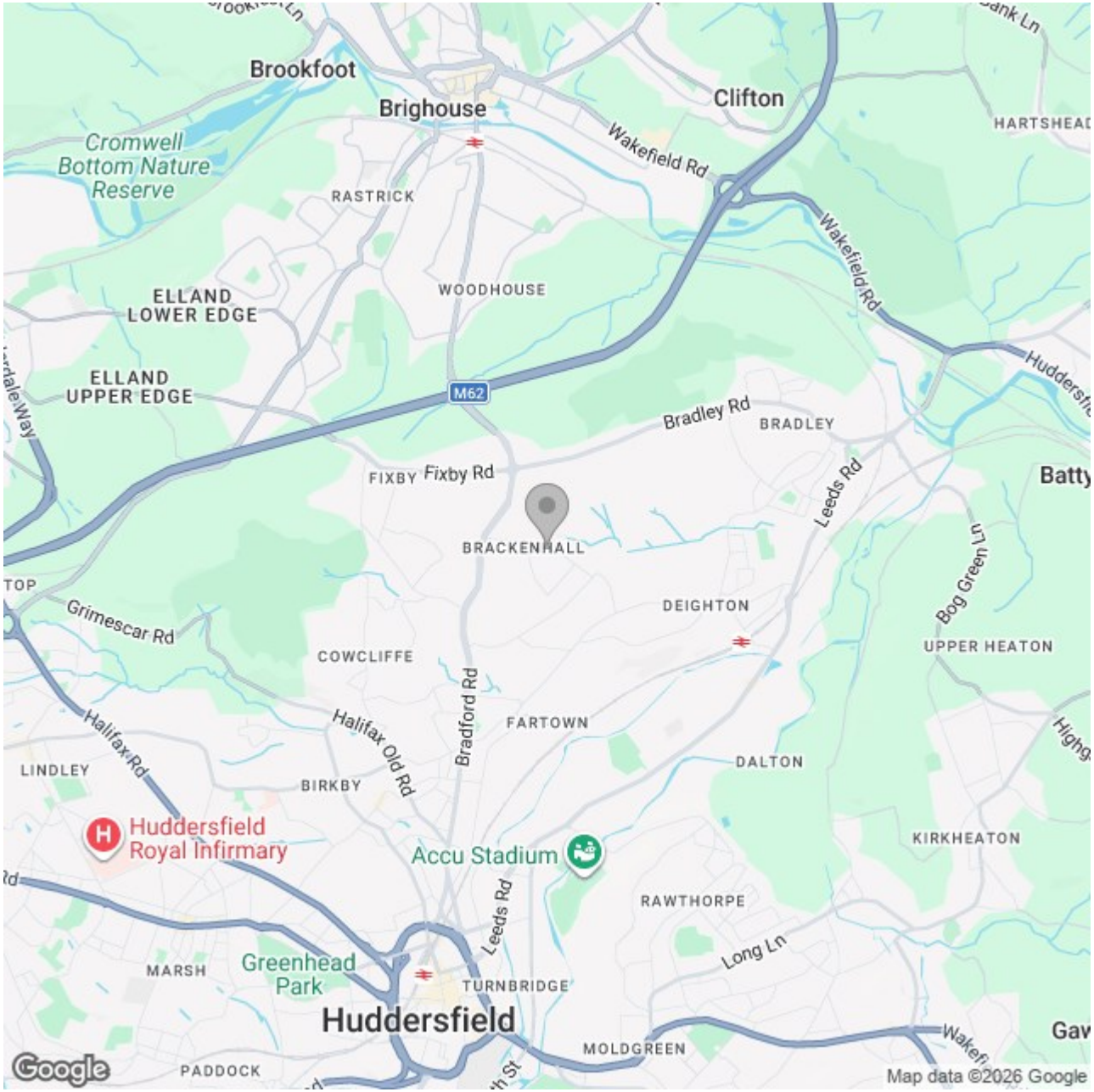

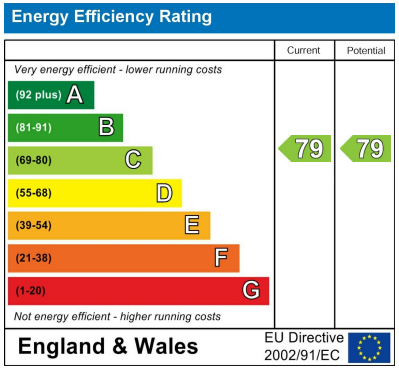

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND