

FOR SALE



Lakeside Court, Lindley

2 Bedrooms, 1 Bathroom, Apartment

Offers In Region Of £185,000



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- Purpose built apartment
- 2 Bedrooms
- New kitchen
- Neutral decor
- Views to the front elevation



PROEPRTY DETAILS ENTRANCE - Entrance UPVC double glazed door leads to the staircase which rises to the first floor hallway with uPVC window to the side aspect, useful storage cupboards and providing access to the following rooms:

BREAKFAST KITCHEN 10'8" x 8'5" - Beautifully presented, modern spec breakfast kitchen with UPVC window to front elevation, comprising of a matching range of base and wall units in High Matt Grey with complementary working surfaces, tiled splash backs, stainless steel sink unit and drainer with mixer taps. Integral electric oven with a four-ring electric hob and a stainless-steel extractor hood over, washer dryer and built-in Dish washer. Finished with chrome effect fittings and laminate effect vinyl flooring, gas central heating radiator.

LOUNGE 15'10" x 10'4" - A well-appointed spacious, lounge with featured wall and neutral decor, a Butterfly Bay uPVC window overlooked the front aspect overlooking the large communal gardens and onward lakeside. Featuring TV point, Telephone point, coved ceiling and wall-mounted gas central heated radiator:

BEDROOM 13'6" x 10'6" - A well-appointed double bedroom with uPVC windows to the rear aspect, featuring fitted mirrored wardrobes to one wall and a wall mounted gas central heated radiator:

BEDROOM 12'0" x 7'6" - Second bedroom with uPVC window to the rear aspect, wall mounted gas central heated radiator:

BATHROOM 8'5" x 6'6" - A fitted bathroom with uPVC window to rear aspect finished having chrome effect fittings. Consisting of a three price bathroom suite in white, comprising of panelled bath with electric shower over and splash screen, low flush w/c and hand wash



pedestal basin. Finished with Chrome heated towel rail, and vinyl flooring:

Lindley is near access to the M62 motorway network to Manchester, Leeds and the A1 only a few miles away.

Access to the loft hatch for easy access to the boiler:

EXTERNAL - The apartment has a well maintained garden to the side aspect, boasting lawned gardens, seating area and fenced boundaries : Perfect for the summer months in the garden, southerly facing, there is off street parking space: (please note a charge for the garden maintenance is £12.00 pounds)

INFORMATION - The Village of Lindley offers local shops, bistro's and restaurants and the post office minutes away. Lindley is the location for the Huddersfield Royal Infirmary, The Clock Tower is the most prominent landmark in Lindley as well and The Lindley Liberal Club. The area consists of Primary Schools such as Lindley Infants School, High schools such as Salendine Nook High school and a College, The Huddersfield New College, which is easy access for those who have children.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



FLOOR PLAN TO BE ADDED

Martin & Co Huddersfield

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.