LEASEHOLD







Apartment (EPC Rating: C)

4 THE COPPICE, LINDLEY, HUDDERSFIELD, HD3 3RQ

Offers Around

£100,000

Jowett
CharteredSurveyors & EstateAgents

C

1 Bedroom Apartment located in Huddersfield

An appealing ground floor apartment, located in this impressive three storey building constructed by Bovis Homes circa 2005/2006. The apartment has brick faced part rendered walls, and there is a concrete tiled pitched roof to the main structure, with imitation stone features. The property enjoys a splendid living room with open aspect and multi splayed bay window. The Coppice is a desirable location within walking distance of the popular Lindley village centre and it is accessible for local amenities including shops, schools, library, hospital and bus services. The property will be of interest to first time buyers and the investment market. An internal inspection is recommended to appreciate the interesting, well planned design, with modern fittings, gas fired central heating, upvc sealed double glazing and the open, light outlook.

GROUND FLOOR

Shared Reception Hall
with entrance to front and rear, meter store cupboards, stairs and landing to upper levels. From the communal hallway there is access into the subject property:-

4 The Coppice

Inner Hall
With built in store cupboard housing hot water cylinder, entry phone, radiator

Living Room
12'7" x 13'6"
plus pentagonal bay window, ceiling covings, windows to front, side and rear, 2 radiators

Kitchen
7'9" x 9'9"
Single drainer stainless steel 1½ bowl sink unit, plumbing for automatic washing machine, stainless steel 4 ring gas hob, built in inDeSIT electric oven, part tiled walls, fitted fridge freezer, Hotpoint integrated dishwasher, concealed wall mounted BAXI 400 gas combination central heating boiler, ceiling spotlighting, part tiled walls, window to side

Bedroom 1
10' x 10'
Built in wardrobes, radiator, ceiling covings, window to front

Bathroom
6'6 x 6'7
White panelled bath, shower attachment, low flush wc, pedestal washbasin, wall mounted vertical heated towel rail, ceiling spotlighting, half tiled walls, extractor fan, laminate strip flooring, radiator

OUTSIDE
Communal gardens, paved areas, generous car park with allotted space and additional visitor car parking, bin enclosure

TENURE
Long leasehold for unexpired term of the 999 year lease. Service charge £1688.34 per annum with ground rent £206.67 per annum.

SERVICES
Mains sewer drainage, gas, water and electricity are laid on.

VIEWING
Strictly by telephone appointment via Jowett Chartered Surveyors and Estate Agents. Telephone 01484 536799 or email info@jowett-huddersfield.co.uk

COUNCIL TAX BAND
A

ENERGY BAND
C. EPC dated 17 March 2020.

DIRECTIONS
From Huddersfield proceed along the A629 Halifax Road to the traffic lights with Blacker Road, and carry on for approximately 1½ miles to the next set of traffic lights by the Cavalry Arms public house. Turn left at these lights, ascending East Street towards Lindley village. At the crossroads carry straight on joining West Street which in turn merges with Cowrakes Road. After approximately 300 metres, and just after the right hand turn for Weatherhill Road, turn left into Cowrakes Close/Blackthorn Drive. Carry on past the cul-de-sac turning for Cowrakes Road and after a short distance The Coppice will be seen on the right hand side with the main entrance from Blackthorn Drive. The car park for The Coppice is at the side/rear of the building.



SOLICITORS

T.B.A.

EXTRAS

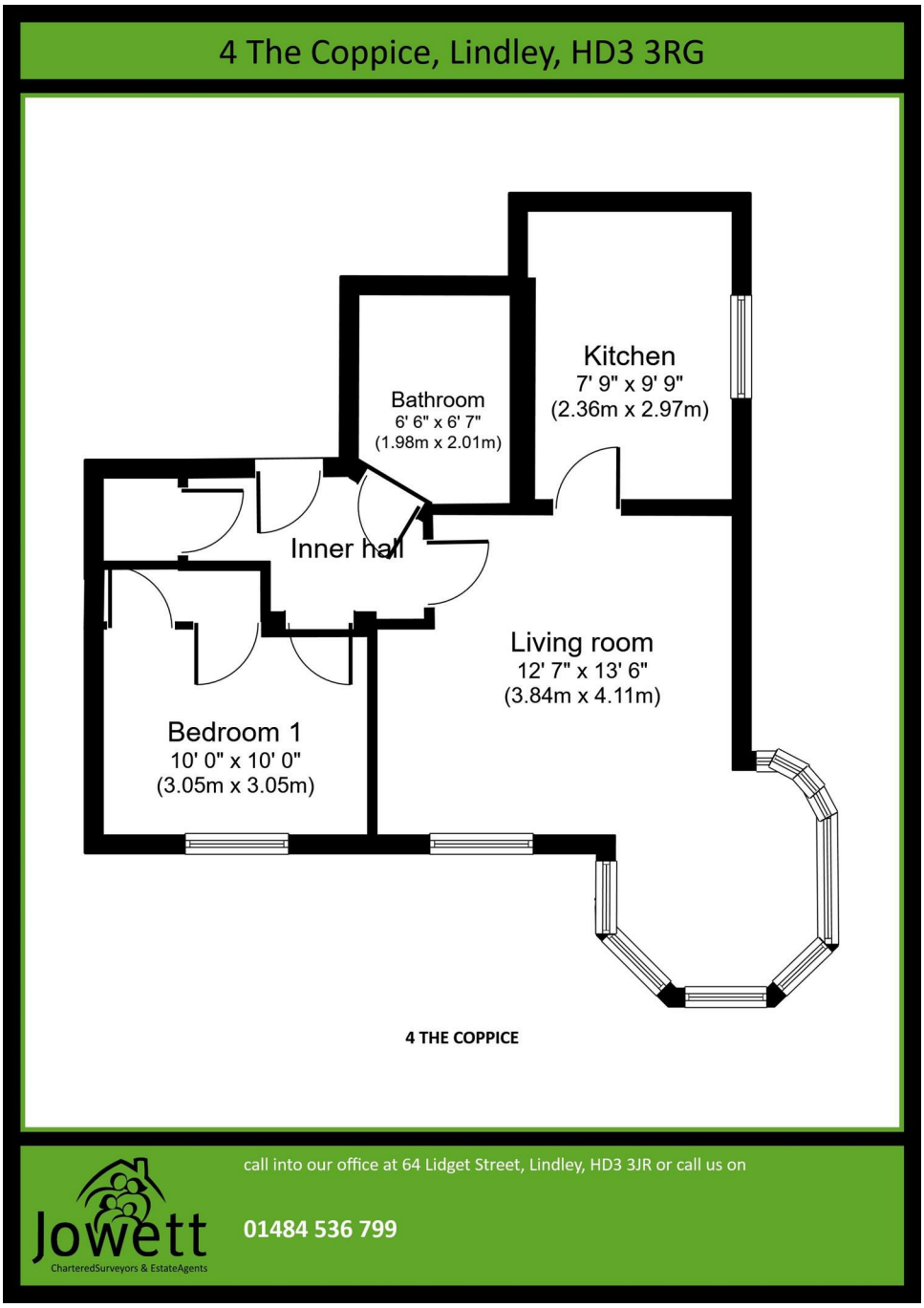
Some carpets and blinds included as seen.

NB

Measurements given relate to width by depth taken from the front of the building for floor plan purposes. All measurements given are approximate and will be maximum where measured into chimney alcoves, bay windows and fitted bedroom furniture, unless otherwise previously stated. None of the services or fittings and equipment have been tested and no warranties of any kind can be given.



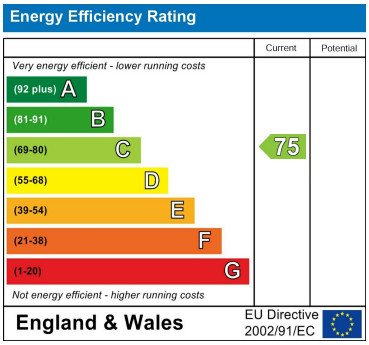




Council Tax Band

A

Energy Performance Graph



Call us on

01484536799

info@jowett-huddersfield.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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