

9 Hudroyd,
Almondbury HD5 8RZ

OFFERS AROUND
£90,000



A MODERN AND SPACIOUS ONE BEDROOM GROUND FLOOR APARTMENT SUITABLE FOR THE OVER 55'S. ATTRACTIVELY PRESENTED AND IDEALLY LOCATED FOR THE VILLAGE OF ALMONDBURY. LEASEHOLD START DATE 29/11/1993 FOR 999 YEARS GROUND RENT £25 PER ANNUM EPC C.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a brown, obscure glazed upvc door into the entrance hallway. This L-shaped hallway has three good sized storage cupboards ideal for storing household items etc. Doorways lead to the bedroom, shower room and lounge.

LOUNGE 10'8" x 16'4"

Located at the rear of the property is this good sized reception room. The room is attractively decorated and is bright and airy from the rear facing window. The focal point of the room is the timber and marble effect fireplace with inset Flavel gas fire. The window overlooks the communal gardens and doorways lead to the entrance hallway and dining kitchen.



DINING KITCHEN 8'9" x 10'8"

Positioned at the front of the property is this modern fitted dining kitchen with a range of white, high gloss wall and base units with contrasting flat edged worktops and upstands. Lamona stainless steel sink and drainer with mixer tap over, Bosch oven, Lamona four ring gas hob and chrome extractor fan over. Integrated fridge and freezer, space for a dishwasher and washing machine. There is also space for a dining table, front facing window and a doorway leads to the lounge.



BEDROOM 11'4" x 11'3" up to wardrobes

A good sized double bedroom with two separate fitted wardrobes with mirrored fronts. There is ample space for freestanding furniture, a rear window faces onto the communal gardens and a doorway leads to the hallway.



SHOWER ROOM 6'4" x 6'4"

Located at the front of the property is this modern and attractive shower room. Comprising of a hand wash basin with mixer tap over and storage underneath. Push flush w.c and double walk-in shower with glass screen and mixer shower. The shower area is fully tiled with grey/white tiling and the remaining area is tiled to waist height, vinyl flooring, front facing obscure window and a doorway leads to the entrance hallway.



OUTSIDE

The property is set in an attractive complex of similar properties with parking facilities and communal, well maintained lawned gardens .





LEASEHOLD

START DATE 29/11/1993 FOR 999 YEARS GROUND RENT £25 PER ANNUM.

PLEASE NOTE

The property is only available to people who are over 55 years old.

AGENT NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

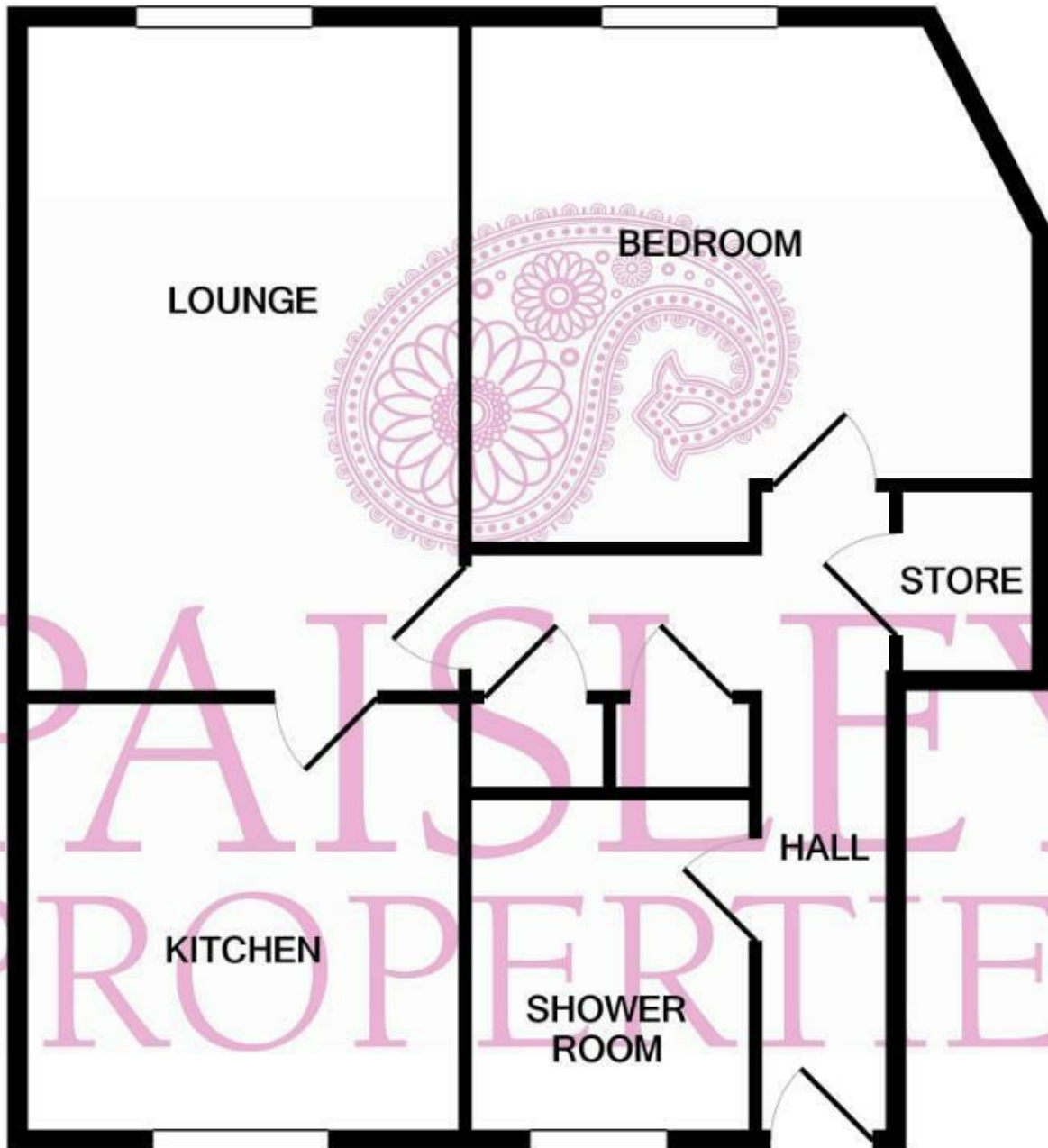
MORTGAGES

Liz Gill at our sister company, Paisley Mortgages, is available to offer clear honest whole of market mortgage advice. Liz runs a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice and is a Later Life Lending specialist. If you would like to speak to Liz please contact us on 01484 444188 to arrange an appointment.

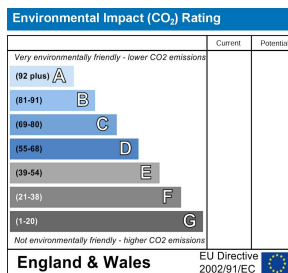
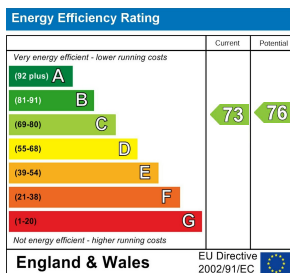
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.



Measurements are approximate. Not to scale. Illustrative purposes only
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