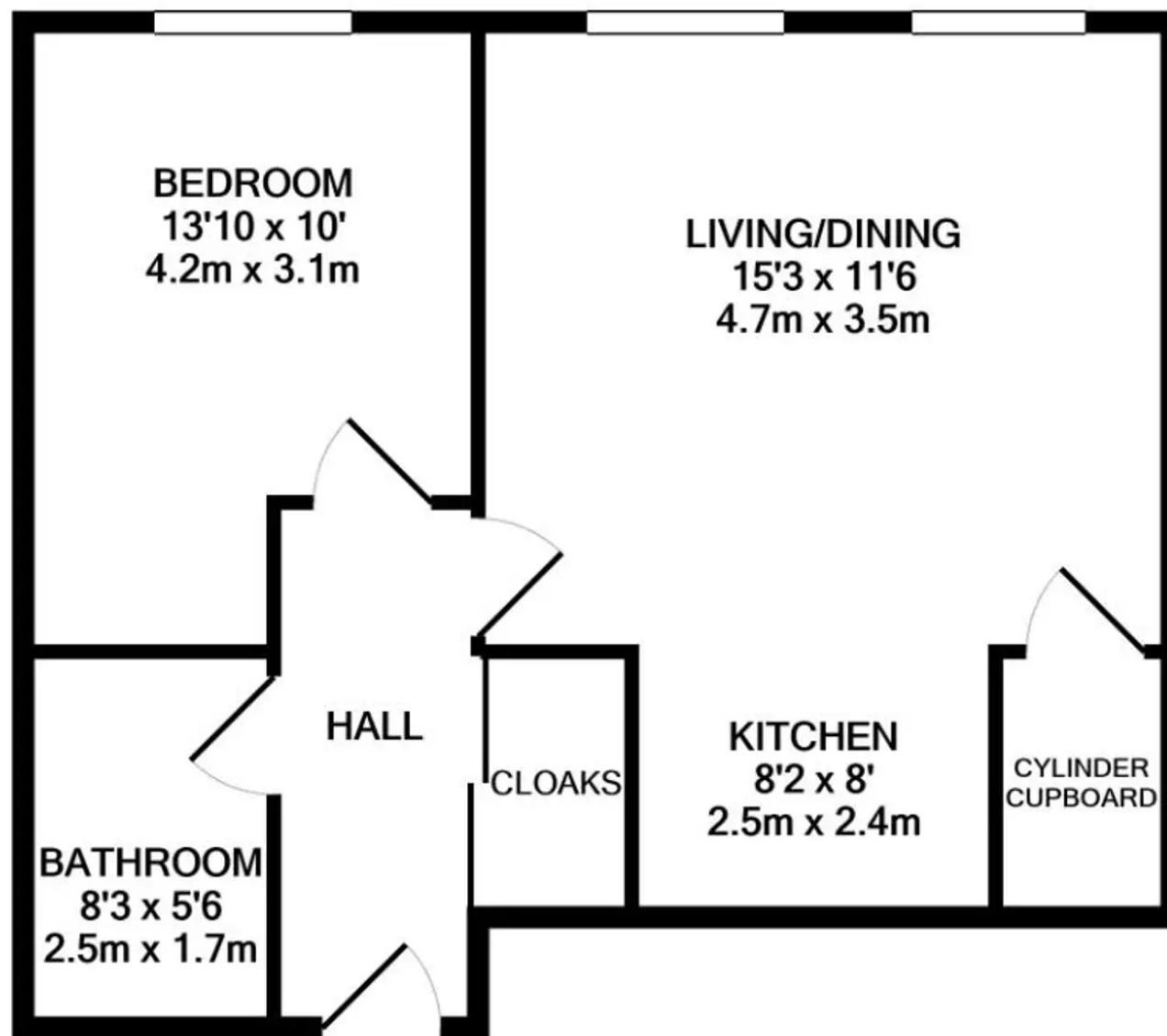




45 The Park, Kirkburton
Huddersfield

Offers in Region of **£107,500**



THE PARK

Measurements are approximate. Not to scale. Illustrative purposes only
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45 The Park

Kirkburton, Huddersfield

A ONE DOUBLE BEDROOM, FIRST FLOOR APARTMENT SITUATED IN THE POPULAR MILL CONVERSION OF 'THE PARK', KIRKBURTON. WITH THE BENEFIT OF A COMMUNAL LOBBY, CONCIERGE AND ONSITE GYM. THE APARTMENT IS OFFERED WITH NO ONWARD CHAIN AND IS IDEAL FOR BOTH BUY-TO-LET INVESTORS, FIRST TIME BUYERS OR THOSE LOOKING TO DOWNSIZE.

The apartment briefly comprises of hallway with built-in storage/cloaks cupboard, open-plan living/dining kitchen, double bedroom and bathroom. Externally there is a allocated parking space and communal parking bays. Offered with no onward chain.

EPC Rating C .



ENTRANCE

Enter into the property through the front door through the front door into the inner hall. There are doors providing access to the bathroom, bedroom and open plan living/dining/kitchen. There are inset spotlighting to the ceilings on a motion sensor and there is a fitted wardrobe/cloaks cupboard with hanging rail and shelving and internal light with sliding mirrored doors and a wall mounted electric heater.





KITCHEN

The kitchen area features fitted wall and base units with high gloss cupboard fronts and complimentary work surfaces over, which incorporate a one and a half stainless steel sink unit with brushed steel mixer tap. The kitchen is equipped with a four ring ceramic Bosch hob with stainless steel splash back and canopy style cooker hood over. There is a built in waist level oven and a built in shoulder level microwave oven. The kitchen also has an integrated fridge and freezer, a built in washer/dryer and integrated dishwasher. There is inset spot lighting to the ceilings, soft closing doors and drawers and under unit lights.

DOUBLE BEDROOM

A generously proportioned double bedroom with ample space for freestanding furniture. There is a window to the front elevation, which again shares the view over the forecourt and of the woodland backdrop across Penistone Road. There is inset spotlighting to the ceilings a wall mounted electric heater and two integrated speakers.

HOUSE BATHROOM

The house bathroom features a white three piece suite which comprises of an inset bath with tiled surround and thermostatic shower over. A wall hung wash hand basin with chrome mixer tap and a low level WC with push button flush and hidden cistern. There is tiling to the splash areas and tiled flooring. Inset spot lighting to the ceilings, and an extractor fan. There is a toiletry cupboard with display shelf, mirrored doors, inset spot lighting and shaver point beneath.



VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main 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 in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY.

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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