

# MARSH & MARSH PROPERTIES

*Apt 9, 164 Laund Road, Salendine Nook, Huddersfield, HD3 3TY*

*£175,000*



**\*\*ATTENTION TO ALL YOUNG/PROFESSIONAL COUPLES, ANY FIRST TIME BUYERS OR SEMI-RETIRED COUPLES\*\*** Set within a beautiful complex of just nine apartments is this delightful, well presented, and modern TWO DOUBLE bedroom penthouse apartment. Positioned in this much sought after and convenient location where all local amenities are close by along with fast and easy access to the M62 corridor. With a picturesque outlook via a Juliet balcony, this property boasts a modern kitchen, stylish bathroom, a spacious contemporary living/kitchen area and plentiful storage space. Externally there is a secure parking area via remote electric gated entrance.

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## COMMUNAL ENTRANCE

Entry is to the rear of the building via an intercom system.

## ENTRANCE HALL



This large hallway sets the precedent for the rest of the property in terms of space and presentation. Here you will find a two particularly useful storage cupboards and ceiling spotlights. The apartment boasts a centrally controlled electric heating and hot water system.

## LIVING ROOM / KITCHEN 5.2 x 6.2m (17'0 x 20'4)



This room offers comfortable living space with a wonderful, picturesque outlook via a double glazed Juliet balcony to relax and enjoy the view.

Being open plan with the kitchen offers modern day living and is great for those who love to entertain. The high ceiling kitchen boasts a good range of wall and base units that incorporate a one and a half bowl stainless steel sink with a chrome mixer tap. Integrated appliances include a fridge with an ice box, dishwasher, and a brand new washing machine. There is a built-in electric oven and a halogen hob with a cooker hood above and external vent. To compliment the kitchen are tasteful splash back tiles and a non-slip tiled floor to the kitchen area.

## BEDROOM ONE 4.8 x 4.4m (15'7 x 14'7)

A large double room with a central heating radiator, and an electric opening Velux window with a fitted blackout blind.



blackout blind.



### BATHROOM



### BEDROOM TWO 3.5 x 4.2m (11'7 x 13'11)



A double room with a central heating radiator, and an electric opening Velux window with a fitted

Completed to a high spec with a chrome towel

radiator, tasteful wall and floor tiles, ceiling spotlights and an extractor fan is this modern white three piece suite that comprises of a bathtub with a chrome mixer tap and shower above with a glass shower screen, a low flush toilet and a pedestal sink with a chrome mixer tap. To complete this room there is an electric opening Velux window with a blackout blind and a large under the eave storage, which is accessed via frosted glass, sliding doors.

## EXTERNAL



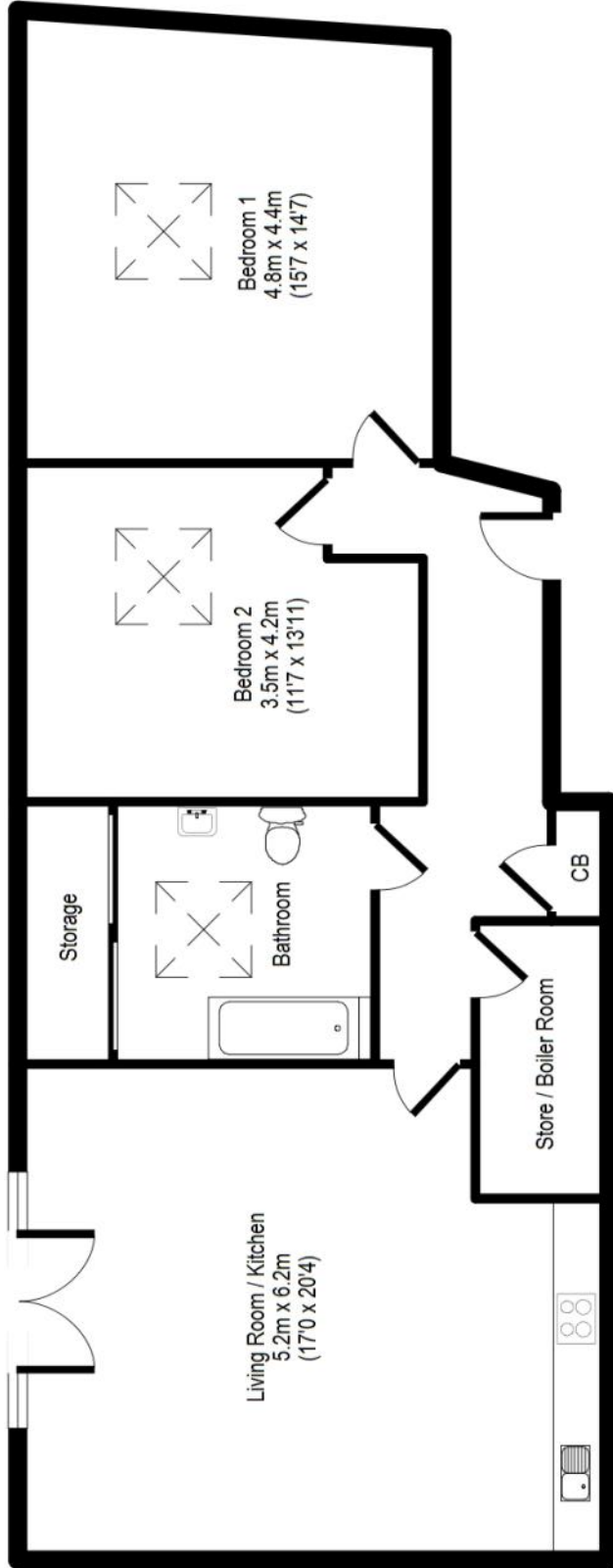
The private grounds are well presented and accessed via an electric gated entrance that is controlled either by a fob or a phone call activation from your mobile. There is an allocated parking space to the apartment along with visitor parking spaces and a CCTV recording system.

The apartment has a modern alarm system with optional door chime and is fitted with smoke/heat detectors connected to a central fire alarm system for the building. High speed Fibre Internet connections have recently been installed.

The ground rent is set at £100 per annum and the service charge is set at £175 per quarter.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 89 sq. m / 962 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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