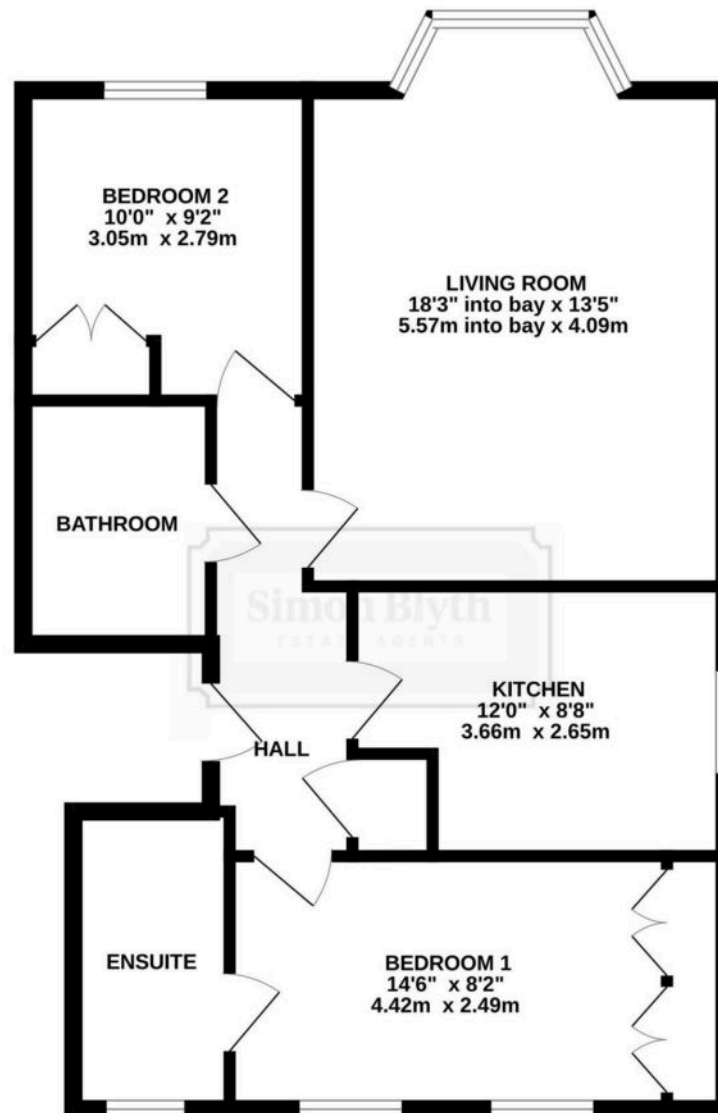




14 The Coppice, Lindley
Huddersfield

Offers in Region of **£150,000**



THE COPPICE

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14 The Coppice

Lindley, Huddersfield

A spacious purpose built apartment located on the second floor in a block of only nine and enjoying a pleasant aspect with views across to Grimescar Woods.

The property is available with vacant possession and no onward chain and would be ideal for a professional couple with Lindley's shops, restaurants and bars in walking distance and just a few minutes drive from J24 of the M62 linking East Lancashire to West Yorkshire.

The accommodation is served by a gas central heating system, pvcu double glazing and briefly comprises communal entrance with stairs rising to the second floor with secure entrance leading to hallway, bay fronted living room, fitted kitchen, two fitted bedrooms (one with en suite) and bathroom. Externally there is designated parking space, bin store and maintained communal gardens.



Ground Floor

Which comprises communal entrance hall with stairs rising to the second floor and giving access to a door leading to an inner lobby with ceiling light point, from here a further door opens into the entrance hall. The hallway has inset led down lighters, central heating radiator, entry phone system and loft access. From the hallway access can be gained to the following rooms..-

Kitchen

12' 0" x 8' 8" (3.66m x 2.64m)

With a pvcu double glazed window, inset led down lighters and fitted with a range of white gloss base and wall cupboards, drawers, contrasting overlying worktops with tiled splashbacks, inset 1 1/2 bowl single drainer stainless steel sink with chrome monobloc tap, cupboard housing gas fired central heating boiler, four ring stainless steel gas hob with stainless steel extractor hood over and stainless steel electric double oven beneath, wine rack, integrated fridge, integrated freezer, integrated washing machine and integrated dishwasher.

Living Room

18' 3" x 13' 5" (5.56m x 4.09m)

With walk in bay having pvcu double glazed windows which provide this well proportioned room with a good degree of natural light as well as taking advantage of a lovely aspect with views stretching across to Grimescar woods. There are two ceiling light points, ceiling coving and two central heating radiators.



Bedroom One

14' 6" x 8' 2" (4.42m x 2.49m)

A double room with two pvcu double glazed windows providing plenty of natural light, there are two ceiling light points, ceiling coving, central heating radiator, fitted wardrobes and a door giving access to an en suite shower room.

En Suite Shower Room

9' 7" x 5' 0" (2.92m x 1.52m)

With a frosted pvcu double glazed window, inset led down lighters, extractor fan, shaver socket, part tiled walls, tiled floor, ladder style heated towel rail and fitted with a suite comprising pedestal wash basin, low flush WC and large shower cubicle with sliding door and Triton shower fitting.



Bedroom Two

10' 0" x 9' 2" (3.05m x 2.79m)

With pvcu double glazed window enjoying views across to Grimescar woods, there is a ceiling light point, ceiling coving, central heating radiator and fitted wardrobe.

Bathroom

With inset led down lighters, part tiled walls, shaver socket, ladder style heated towel rail and fitted with a suite comprising panelled bath with glazed shower screen, mixer tap incorporating hand spray, pedestal wash basin and low flush WC.





ADDITIONAL DETAILS

LEASEHOLD - REMAINDER OF 999 YEARS FROM 01/01/2004

GROUND RENT - £150 PER ANUM

SERVICE CHARGE- £1200 PER ANUM

Garden

There are maintained communal gardens.

Allocated parking

There is a designated parking space which is situated by the bin store.



VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

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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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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OFFICE OPENING TIMES 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm



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