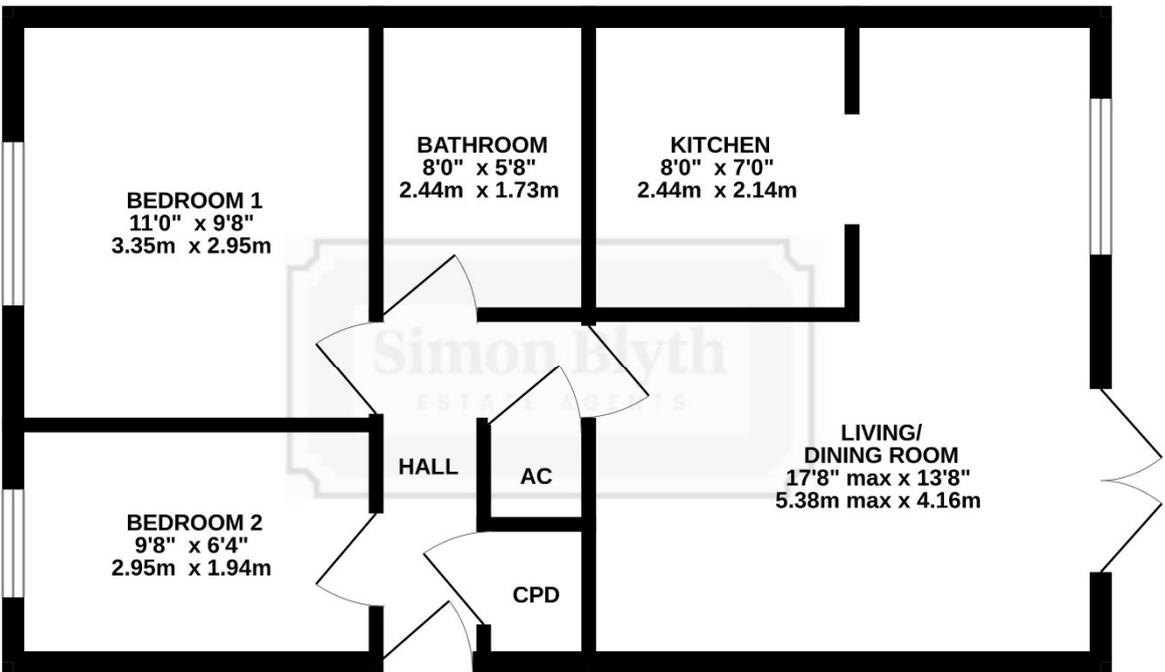




105 Mountjoy Road, Edgerton, Huddersfield, HD1 5QG



MOUNTJOY ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

Offered with no onward chain is this ground floor, two-bedroom apartment situated in the popular Greenhead Court Development. Conveniently situated a short walk to Greenhead Park, the apartment overlooks manicured communal gardens and benefits from allocated parking. Situated in Edgerton, close to amenities and with easy access into the town centre. The accommodation briefly comprises of entrance, cloaks cupboard, open plan living/dining room, kitchen, two bedrooms and bathroom. The property also has wheelchair access. Externally there are communal gardens, with lawn areas and well stocked flower and shrub beds, allocated parking as well as visitors parking

Offers Around £125,000

ENTRANCE

Enter the apartment from the communal entrance into the hallway. There are doors providing access to two bedrooms, a bath, open plan living/dining room and with doors providing access to the hot water cylinder cupboard and the cloaks cupboard. There is a ceiling light point and a storage heater open plan living dining room.

OPEN PLAN LIVING/ DINING ROOM

Measurements- 17'8" maximum x 13'8"

As the photography suggests the open plan living/dining room is a generously proportioned light and airy reception room which features a bank of double-glazed windows and double-glazed French doors to the side elevation providing a wealth of natural light and with a pleasant view onto the courtyard setting. There are two ceiling light points, two storage heaters, television and telephone points and an arched doorway proceeds into the kitchen.





KITCHEN

Measurements- 8'0" x 7'0"

The kitchen features a range of fitted wall and base units with rolled edge work surfaces over, which incorporate one and a half bowl composite sink and drain unit with chrome mixer tap, the kitchen is equipped with bolted appliances including a four-ring ceramic hob and a built-in electric oven. There is tiling to the splash areas, plumbing and provisions for an automatic washing machine, space for a tall standing fridge and freezer unit, extractor fan and a ceiling light point.



BEDROOM ONE

Measurements- 11'0" x 9'8"

The kitchen features a range of fitted wall and base units with rolled edge work surfaces over, which incorporate one and a half bowl composite sink and drain unit with chrome mixer tap, the kitchen is equipped with bolted appliances including a four-ring ceramic hob and a built-in electric oven. There is tiling to the splash areas, plumbing and provisions for an automatic washing machine, space for a tall standing fridge and freezer unit, extractor fan and a ceiling light point.



BEDROOM TWO

Measurements- 9'8" x 6'4"

Can accommodate a single bed with space for free standing furniture, it features an electric heater central ceiling light point and a bank of double-glazed windows to the side elevation.



BATHROOM

Measurements- 8'0" x 5'8"

The bathroom features a three-piece suite which comprises of a low level WC, a pedestal wash hand basin and a panelled bath with electric shower over. There is tiling to the splash areas and extractor fan, wall mounted heater, a panelled ceiling with single light point.



EXTERNAL

Externally the apartment has use of manicured communal gardens which are conveniently, immediately outside the apartment, with lawn area and with well stocked flower and shrub beds. There is an allocated parking bay as well as visitors parking available on site. This property also has wheelchair access.





ADDITIONAL INFORMATION

Property tenure – Leasehold for the unexpired term of 999 years from 01/01/1992.

Local authority – Kirklees Council

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.

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