



**Arncliffe Court Croft House Lane, Marsh Huddersfield HD1 4PT**

**welcome to**

**Arncliffe Court Croft House Lane, Marsh Huddersfield**

GUIDE PRICE £110,000 to £120,000 - Two-bedroom top-floor apartment with allocated parking, garage, and loft storage. Set in the highly desirable Greenhead area, offering excellent commuter links, local amenities on your doorstep, and picturesque gated communal gardens.



### **Entrance Hall**

Good sized entrance hall, providing access to an integral storage cupboard.

### **Lounge**

21' 2" x 12' 4" ( 6.45m x 3.76m )

Fantastically spacious lounge with carpeted flooring. Neutrally decorated and move-in ready. With lots of natural light coming from a large double glazed window to the rear and warmed by a radiator.

### **Kitchen**

11' 11" x 8' 11" ( 3.63m x 2.72m )

Good sized kitchen fitted with base and wall units and laminate work tops, with a large double glazed window to the side. With space for oven and hob, fridge/freezer and under counter washing machine, Fitted with wood flooring.

### **Landing**

Good sized landing with carpeted flooring, warmed by a radiator.

### **Bedroom One**

11' 4" x 10' 11" ( 3.45m x 3.33m )

Spacious double bedroom with carpeted flooring, warmed by a radiator. With a double glazed window to the rear providing ample natural light. Lots of storage in fitted wardrobes.

### **Bedroom Two**

9' 10" x 8' ( 3.00m x 2.44m )

Large single bedroom with carpeted flooring, with a double glazed window to the rear and warmed by a radiator.

### **Bathroom**

Spacious bathroom with lots of character and ample space for storage. Fitted with wood flooring, a frosted double glazed window to the side, shower over bath, wash hand basin and low flush WC.



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welcome to

## Arncliffe Court Croft House Lane, Marsh Huddersfield

- Ideal For First Time Buyers and Investors Landlords
- Can Be Sold With Or Without Tenant In Situ
- No Onward Chain
- Set In A Picturesque Communal Gardens
- Allocated Parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1100.00

Ground Rent: 1100.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Dec 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£110,000**

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Property Ref:  
HDF117269 - 0006

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Please note the marker reflects the  
postcode not the actual property



william h brown



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