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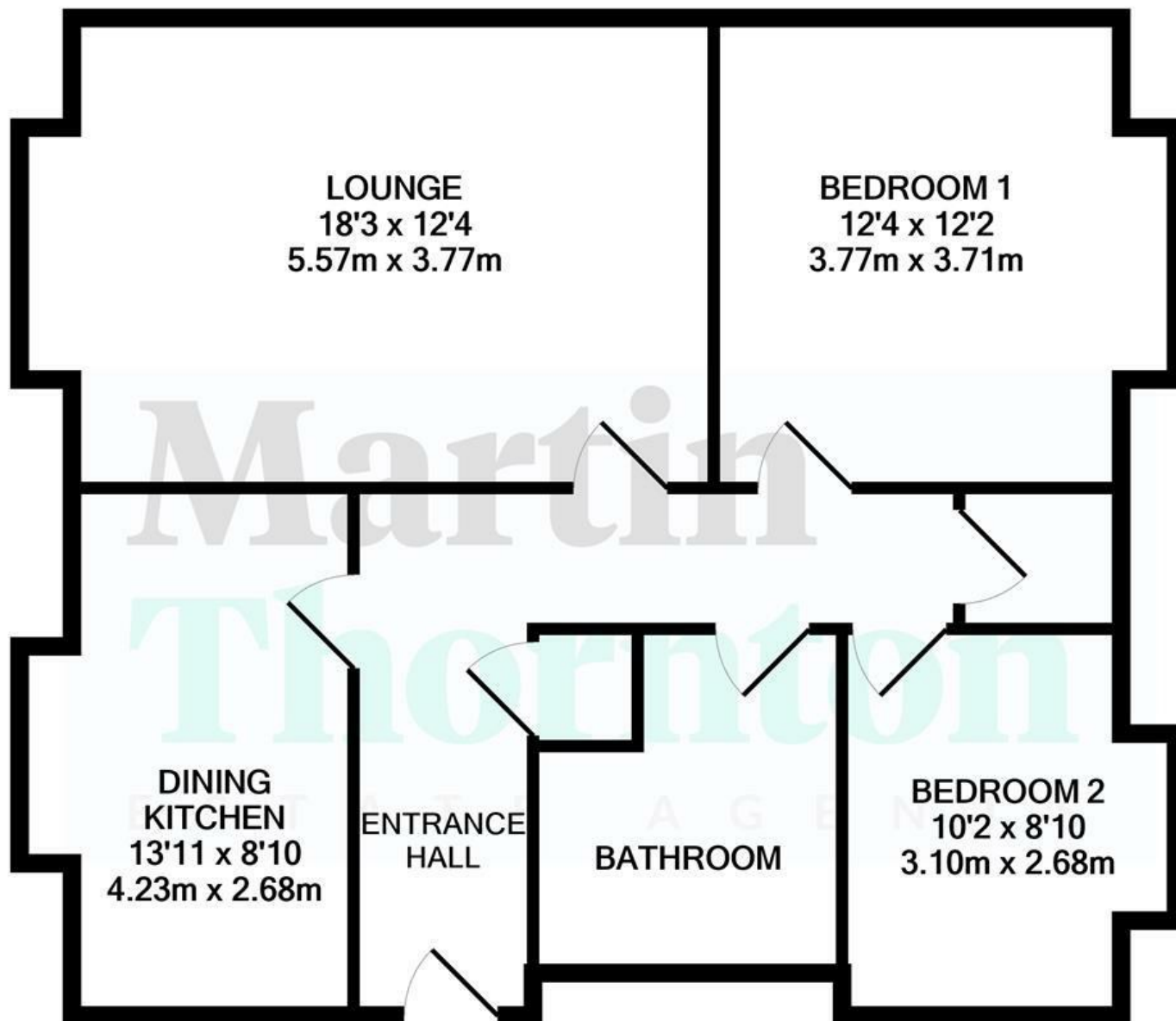
Arncliffe Court, Croft House Lane Huddersfield, West Yorkshire

Offers over £120,000

UNEXPECTEDLY RE-OFFERED

Set to the second floor of this lovely, purpose built apartment complex, enjoying views over the courtyard greenery from the front elevation, is this well-appointed, two double bed roomed apartment. The property has been improved and enjoyed by the current owners over the last few years and may prove suitable for someone requiring access to Greenhead Park, and Huddersfield town centre with its university and railway network. The property briefly comprises communal entrance, inner hallway, breakfast kitchen with integrated appliances, lounge, two double bedrooms, both with built-in wardrobes, and house bathroom. The property is predominantly uPVC double glazed and enjoys electric heaters throughout, a garage and visitor parking.

VIEWING HIGHLY RECOMMENDED!



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Arncliffe Court, Croft House Lane Huddersfield, West Yorkshire

Details



Communal Entrance



A timber and glazed door leads to the hallway from the car park and a matching door leads from the front courtyard greenery area. A staircase rises to the second floor.

Entrance Hall

A timber panel door opens to the apartment where there is a central ceiling light point, electric wall heater, built-in linen cupboard with hot water cylinder and an additional, good-sized walk-in store room.

Kitchen



Having a range of modern base cupboards, drawers and roll-edged worktops with tiled splashbacks and matching wall cupboards over. There is an array of integrated appliances including split level hob and oven with overlying extractor hood. There is an integrated microwave, fridge / freezer and

dishwasher. There are banks of inset downlights to the ceiling, a wall-mounted TV aerial point, Amtico style flooring throughout and an electric heater. Three uPVC double glazed windows look down onto the courtyard greenery.

Lounge



Set to the front of the property, this room has a similar outlook to the kitchen onto the courtyard green via four uPVC double glazed Georgian style windows. There is coving to the ceiling, a ceiling light point and two electric wall heaters. The focal point of the room is an ornate style fire surround with matching inset and hearth, home to an electric fire.

Bedroom One



This double bedroom is set to towards the rear of the property and has three uPVC double glazed windows looking

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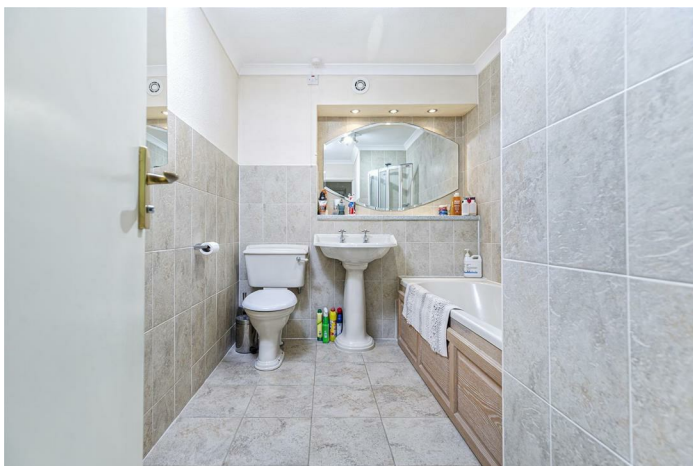
down onto the visitor parking below. There are fitted, sliding wardrobes with various hanging rails and shelving options. There is a central ceiling light point and a wall-mounted electric heater.

Bedroom Two



This double room has a similar outlook to bedroom one via three uPVC double glazed windows looking to the visitors parking below. There are wall-length fitted, sliding mirrored wardrobes with various hanging rails and shelving options. There is a ceiling light point, various power points and a wall-mounted electric wall heater.

House Bathroom



Having an off white suite comprising low flush WC and a pedestal hand basin with twin taps over. There is a panelled bath with mixer tap rising to shower head. The walls are

part-tiled to dado height and there is a contrasting tiled floor. There is coving to the ceiling, a ceiling light point, an extractor fan and a wall-mounted, chrome, ladder style heated towel rail.

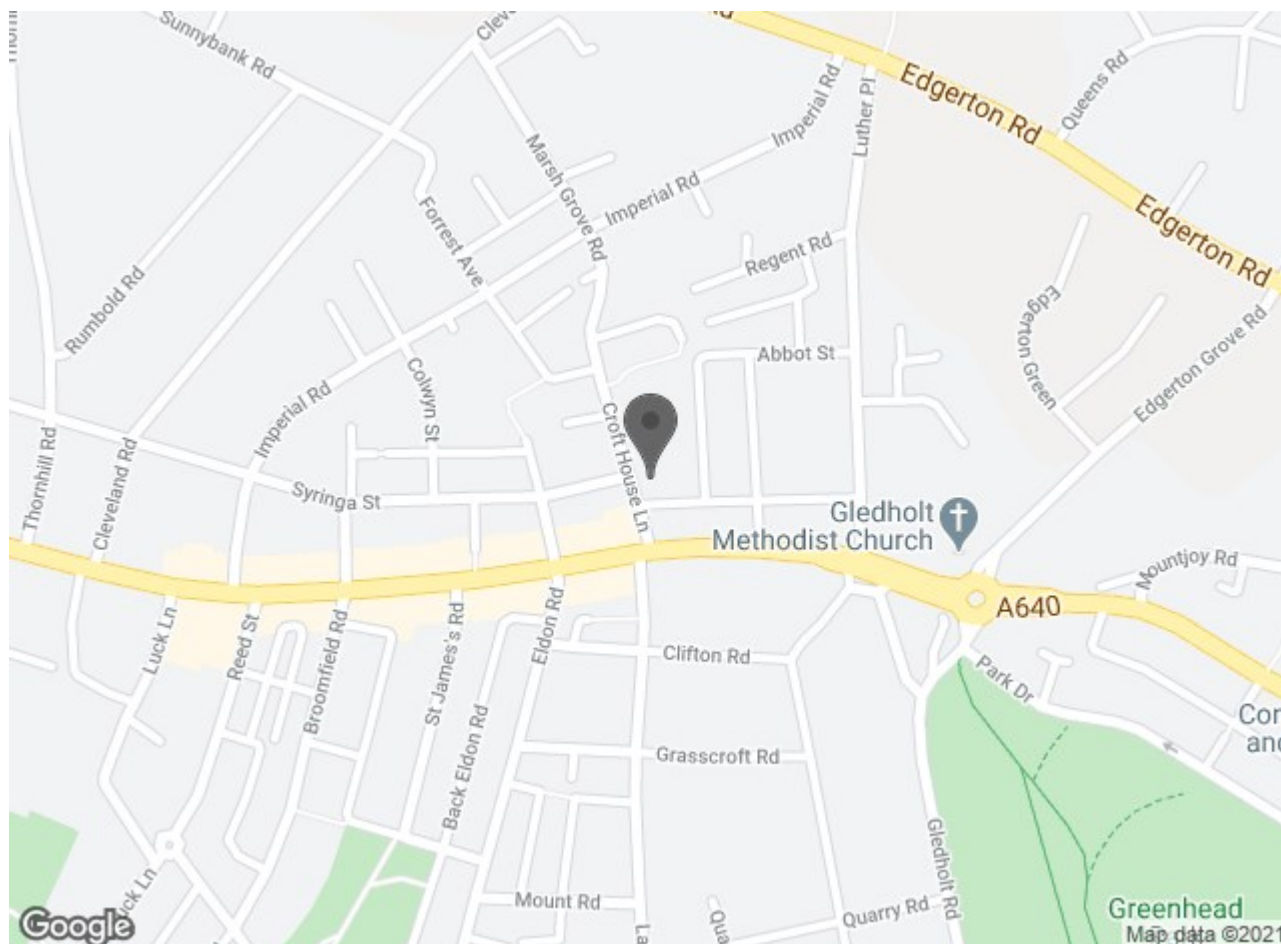
External Details



To the front of the property there is a lovely, shared lawned garden and patio areas with a large feature tree to the middle of the courtyard greenery. To the rear there is visitor parking and a garage with up-and-over door.

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Directions



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2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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