



- Investment Opportunity (currently let)
- Second Floor Apartment
- Stylish one bed interior
- Popular mill conversion

## Parkwood Mill, Longwood, Huddersfield, HD3 4ZQ

Guide Price £80,000-£85,000

INVESTMENT OPPORTUNITY - Currently let, a stylish one bedroom apartment with allocated parking in popular mill conversion close to Motorway connections.

## PROPERTY DESCRIPTION

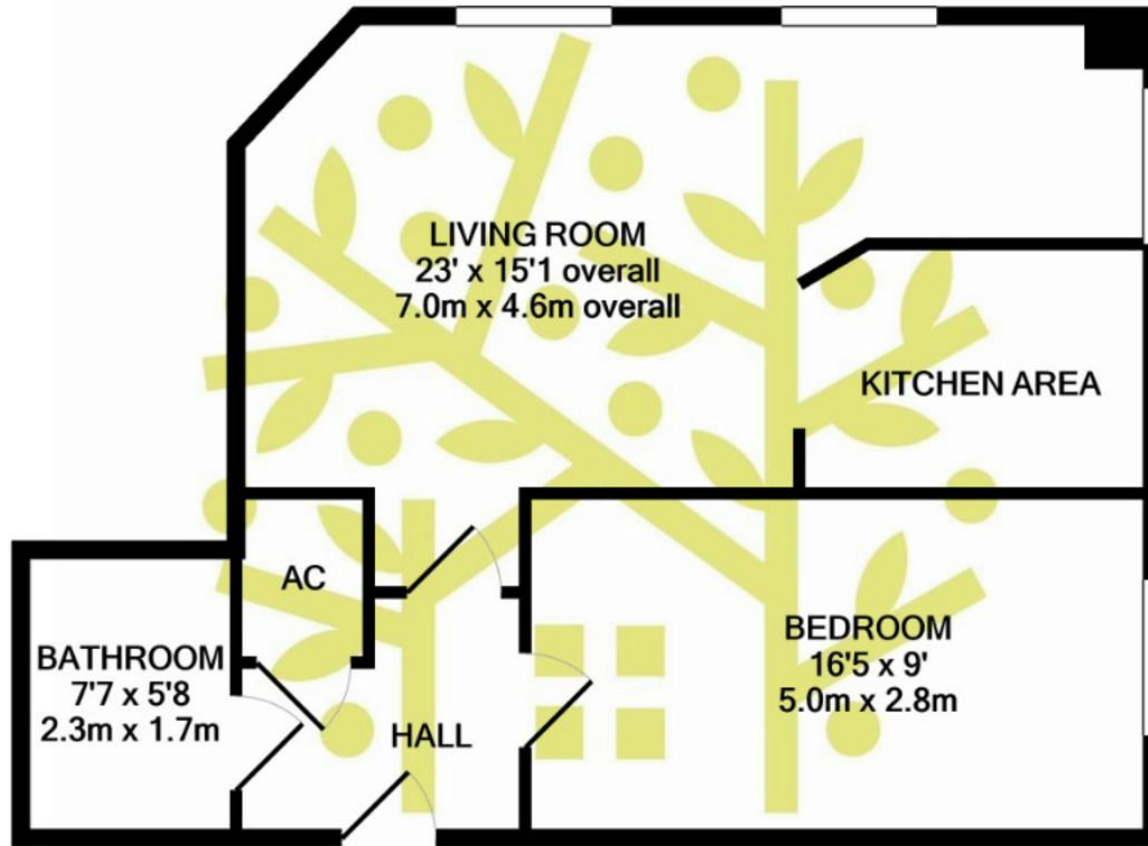
IDEAL INVESTMENT OPPORTUNITY - Currently let - is this stylish one bedroom apartment forming part of this popular mill conversion complex. Set within gated grounds including allocated secure undercroft garage parking is this second floor corner apartment. Offering a 'ready-to-go' investment, the property includes electric heating, double glazing and lift access to all floors. Being ideally located within easy reach of both Huddersfield and nearby Motorway connections, the contemporary interior includes: Communal entrance with internal garage access, mailboxes and lift to all floors, private hallway with telephone intercom and storage cupboard, spacious open plan living/dining/kitchen with feature exposed stonework and windows to front and side elevations, open kitchen area fitted with a range of stylish high gloss wall, base and drawer units with integrated oven, hob and extractor and wood effect work surfaces, generous double bedroom with double glazed window and Bathroom furnished with a modern three piece white suite with tiled surround, shower attachment over bath with fitted screen, electric towel rail and fitted extractor fan.

Externally, the property stands with gated communal grounds with secure undercroft parking space within building.

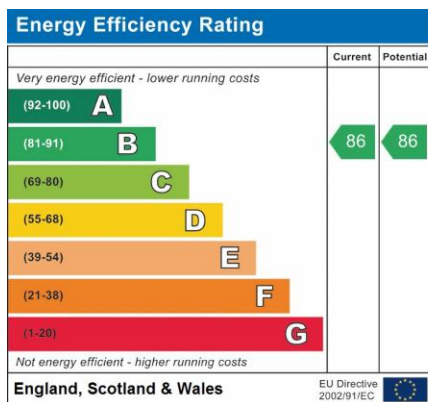
Lease Details: we are advised that the property is offered subject to a long Leasehold with a current annual ground rent of £150 p/a and annual service charge of approximately £1500 p/a.



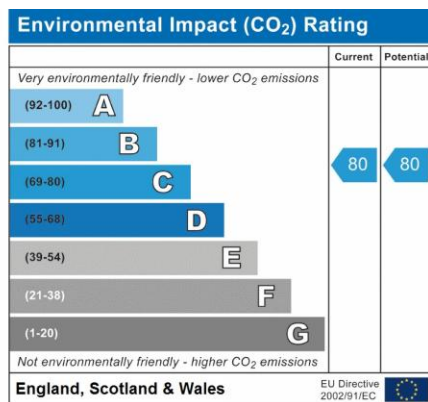




Measurements are approximate. Not to scale. Illustrative purposes only  
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Address:  
Parkwood Mill Longwood



### Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

### Copyright

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### Office Opening Hours

Monday – Friday 9.00am – 5.30pm

Saturday – 9.00am – 4.00pm

Saturday – 4.00pm – 5.30pm (reception team)

Sunday – 9.00am – 5.30pm (reception team)

### Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

### Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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### Measurements

Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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