



**Park Lea, Huddersfield HD2 1QR**

**PRICE: £69,950**

- ONE BEDROOM APARTMENT
- RECENTLY REDECORATED
- RECENTLY RECRAPETED
- IDEAL LOCATION
- OFF ROAD PARKING
- VACANT POSESSION

Situated in a quiet, tucked away location is this one bedroom first floor apartment which is offered to the market with vacant possession. Benefiting from off road parking and a private garden this apartment is ideally situated on a popular estate withing a short distance of local services and amenities.

Viewing: Contact the agents

Appointment date/time:

Draft brochure - awaiting approval

## Accommodation Comprises

### Ground Floor

A UPVC entrance door opens into the reception hall which has a hard wearing carpet and has stairway rising to the first floor accommodation.

### First Floor

#### Landing

Having a fitted carpet, giving access to the loft space, bedroom, lounge and bathroom.

#### LOUNGE

10'0" x 15'3"

A very well proportioned reception room, having a double glazed box bay window to the front elevation. The room is finished in neutral décor, having a dado rail and a feature gas fire set into a marble surround. A sliding door presents access to the kitchen.

#### KITCHEN

5'7" x 8'11"

The kitchen features a range of wood effect wall and base units which are topped with a roll edge speckled work surface that incorporates a stainless steel sink and drainer unit with mixer tap over. Splash backs are partly tiled in a white tiling.

#### BEDROOM

9'1" (to the wardrobes) x 12'10"

A very well proportioned double bedroom, having a double glazed window, again being freshly redecorated and carpeted. There is built in shelved storage over the stairs bulkhead and a large fitted wardrobe with sliding doors. The room is finished with coving to the ceiling.

#### BATHROOM

Finished with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin and a low flush WC. The walls are partially tiled and the flooring is finished in a cream tile effect lino. Also having an extractor fan.

#### EXTERNALLY

A paved pathway provides access to the property and also has a well presented garden being mainly laid to lawn, having fenced boundaries and mature planted shrubs. There is a communal car parking area also available.

#### Directions

Proceed out of Huddersfield on A641 Bradford Road and follow the road up to Bradley Bar Roundabout, at the roundabout take the third exit onto A6107 Bradley Road. Continue on Bradley Road past the Golf Course before taking a left onto Park Lea where the property will be located in a cul de sac on the right hand side and identified by the Lancasters board.

#### Additional information

A leasehold property with gas, electric, water and drainage. Fixtures and Fittings by separate negotiation



## IMPORTANT NOTE

MISREPRESENTATION ACT 1967 & MISDESCRIPTION ACT 1991

When instructed to market this property every effort was made by visual inspection and from information supplied by the vendor to provide these details which are for description purposes only. Certain information was not verified, and we advise that the details are checked to your personal satisfaction. In particular, none of the services or fittings and equipment have been tested nor have any boundaries been confirmed with the registered deed plans. Lancasters Property Services or any persons in their employment cannot give any representations of warranty whatsoever in relation to this property and we would ask prospective purchasers to bear this in mind when formulating their offer. We advise purchasers to have these areas checked by their own surveyor, solicitor and tradesman. Lancasters Property Services accept no responsibility for errors or omissions. These particulars do not form the basis of any contract nor constitute any part of an offer of a contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   c	77   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		