



## Kings Mill Lane, Huddersfield, HD1

**£120,000**

Offers in Excess of

**Tenure:** Leasehold, **Bedrooms:** 2

A fantastic opportunity for a FIRST TIME BUYER OR INVESTMENT PURCHASER to own/invest in this 2 double bedroom ground floor flat with over 700 total sq ft - RECENTLY REDUCED & A MOTIVATED VENDOR!

## Key features:

- En-suite
- Conveniently positioned
- Ready to move straight into
- Luxury Apartment
- No Upper Chain
- Close to local amenities
- Local to Huddersfield University
- MOTIVATED VENDOR
- INTERNAL VIEWING HIGHLY RECOMMENDED
- RECENTLY REDUCED

## Extra info:

- **Property Age:** 17 years
- **Council Tax:** Band B (£1369.77 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** years remaining  
**Ground Rent:** £107.81 per-month  
**Maintenance Company:** Kings Court management



*A beautifully presented and exceptionally spacious 2 bedroom ground floor apartment which occupies a select and exclusive development standing only a short distance from Huddersfield Town Centre. Although occupying a residential district the property enjoys a more secluded environment standing adjacent to Huddersfield Canal and bordering onto Woodlands and Longley Golf Course at the rear.*

*The property is ideally suited for any professional or a retirement option and provides accommodation which briefly comprises: communal entrance, shared with only five other properties, an independent entrance hallway with recessed utility room, a generous living room incorporating kitchen, two double bedrooms, en-suite to the master, and separate bathroom.*

*Externally the property stands within well maintained communal gardens with allocated parking provided. The kitchen is fitted with an extensive selection of modern Beech effect units inclusive of a host of appliances and the bathroom and en-suite are host to modern white fittings. Including gas fired central heating, uPVC double glazing and an alarm system, the property is also provided with the benefit of No Vendor Chain. There are a number of apartments available within the current market but few would compete with the size, quality and setting of this impressive property.*

#### **Ground Floor -**

**Reception Hall** - 14'3" x 3'9" (4.34m x 1.14m) - Within the apartment itself is a good size reception hall which has telephone/intercom and security system. Access to the utility area will also be found.

**Utility Area** - Which house a newly installed Vaillant condenser combination boiler, a central heating radiator and has plumbing for the washing machine.

**Open-Plan Living/Dining & Kitchen** - 21'3" max into the bay x 16'9" (6.48m max into the bay x 5.11m) - Fitted within the kitchen area with a range of wall and base units in a beech style with complementary post formed working surfaces that incorporate a 1½ stainless inset sink unit with mixer tap above. The kitchen is further equipped with a gas hob, oven, integrated fridge freezer, dishwasher and a microwave oven. Within the lounge itself there is enough space for a dining area with the bay window allowing ample natural light into the room. There are 2 central heating radiators and ambient spotlighting.

**Bedroom 1** - 12'9" to wardrobe doors x 10'0" (3.89m to wardrobe doors x 3.05m) - The fitted bedroom furniture comprises double mirrored robes with matching bedside drawers and base unit dresser style storage and access to the:

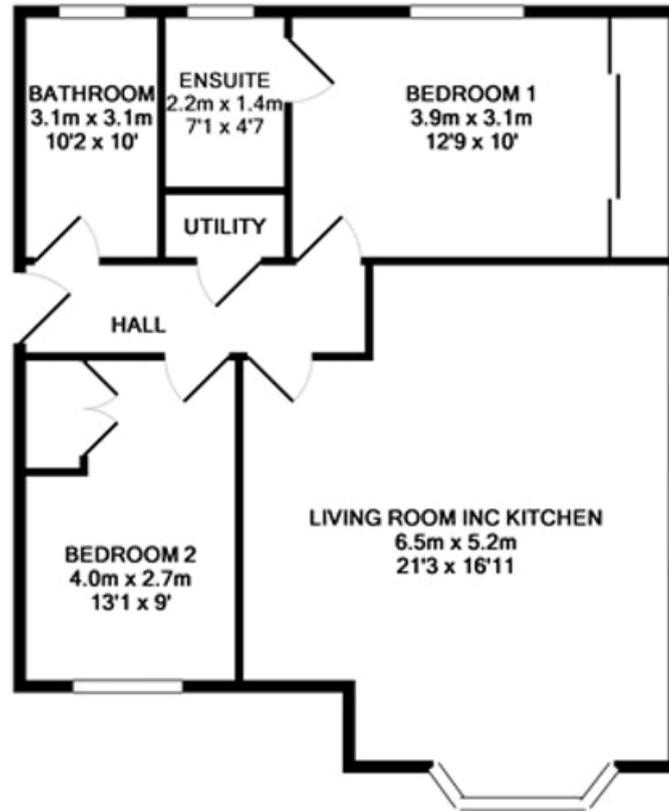
**En-Suite Shower Room** - 7'1" maximum x 4'7" (2.16m maximum x 1.40m) - Fitted with a double shower, vanity hand wash basin, low level wc, complementary part-tiled splashbacks, central heating radiator and uPVC double glazed window.

**Bedroom 2** - 13'1" x 9'0" (3.99m x 2.74m) - Has a useful triple wardrobe, central heating radiator and uPVC double glazed window.

**Bathroom** - 10'0" x 5'62 (3.05m x 3.10m) - Fitted with a concealed flush wc and vanity hand wash basin in a one-piece design with useful towel display shelves and toiletry storage, there is a panelled bath with mixer shower over, complementary tiled walls, uPVC double glazed window, heated towel rail and spotlights.

**Outside** - Communal garden area with designated parking space and visitor parking.

Floor plan:



TOTAL APPROX. FLOOR AREA 67.0 SQ.M. (722 SQ.FT.)

## Energy Performance Certificate:

**Energy Performance Certificate**

**Flat 7 Kings Court, 15, Kings Mill Lane, HUDDERSFIELD, HD1 3AW**

<b>Dwelling type:</b> Ground-floor flat	<b>Reference number:</b> 0044-2882-7787-9728-6891
<b>Date of assessment:</b> 22 August 2018	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 24 August 2018	<b>Total floor area:</b> 71 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,140</b>
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Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 195 over 3 years	£ 195 over 3 years	Not applicable
<b>Heating</b>	£ 705 over 3 years	£ 705 over 3 years	
<b>Hot Water</b>	£ 240 over 3 years	£ 240 over 3 years	
<b>Totals</b>	<b>£ 1,140</b>	<b>£ 1,140</b>	

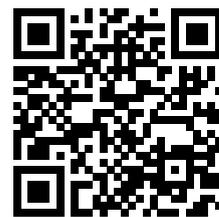
These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

<p style="font-size: 0.7em; margin-top: 5px;">Very energy efficient - lower running costs</p> <p style="font-size: 0.7em; margin-top: 5px;">Not energy efficient - higher running costs</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; text-align: center; border-right: 1px solid black;">Current</th> <th style="width: 50%; text-align: center;">Potential</th> </tr> <tr> <td style="text-align: center; border-right: 1px solid black;">81</td> <td style="text-align: center;">81</td> </tr> </table> <p style="font-size: 0.7em; margin-top: 5px;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: 0.7em; margin-top: 5px;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: 0.7em; margin-top: 5px;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: 0.7em; margin-top: 5px;">The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>	Current	Potential	81	81
Current	Potential				
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### MISREPRESENTATION ACT, 1967.

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