

LEASEHOLD

Flat (EPC Rating: C)

**FLAT 31, 81A HALIFAX ROAD,  
HUDDERSFIELD, HD3 3BR**  
Offers In The Region Of

**£69,950**



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C

# I Bedroom Flat located in Huddersfield

An appealing purpose built ground floor flat constructed with stone and brick faced walls and a concrete tiled pitched roof to the main building. This ground floor flat will be of interest to first time buyers and investors. It has been competitively priced to attract a prompt sale. The ground floor flat has UPVC sealed unit double glazing and a gas fired central heating system

## INNER HALL

With built in store cupboard and giving access into all rooms

## COMBINED LIVING ROOM/ KITCHEN

22'0" x 16'0"

With radiator, slate style tiled floor to kitchen, single drainer stainless steel 1 ½ sink unit, fitted cupboards, drawers, wall units. Four ring gas hob, built in stainless steel oven, part tiled walls, plumbing for automatic washing machine, UPVC windows to front and side, fitted wall cupboard storing gas central heating boiler, fitted fridge and freezer

## BEDROOM I

11'8" x 10'3"

With windows to front and side, radiator

## BATHROOM/ WC

7'0" x 5'3"

Including paneled bath, chrome shower fitting above, pedestal wash basin, low flush wc, ceramic tiled floor, part tiled walls, radiator, window to side.

## OUTSIDE

Communal ground and some landscaped areas with security gate access and allotted car parking space for No. 31

## TENURE

Long leasehold for unexpired term of 150 year lease from 24th December 2025. Ground rent and service charge to be confirmed.

## SERVICES

Mains sewer drainage, gas, water and electricity are laid on.

## VIEWING

Strictly by telephone appointment via Jowett Chartered Surveyors and Estate Agents. Telephone 01484 536799 or email [info@jowett-huddersfield.co.uk](mailto:info@jowett-huddersfield.co.uk)

## COUNCIL TAX BAND

A (Information obtained from Direct.Gov website)

## ENERGY BAND

C

## DIRECTIONS

From Huddersfield proceed along the A629 Halifax Road via New North Road. Through the traffic lights at Edgerton with Blacker Road and then go through the next traffic lights by the Cavalry Arms public house and 'The Gate' will be seen on the left hand side just after the turning onto East Street and towards Lindley. The property has frontage onto Halifax Road.

## EXTRAS

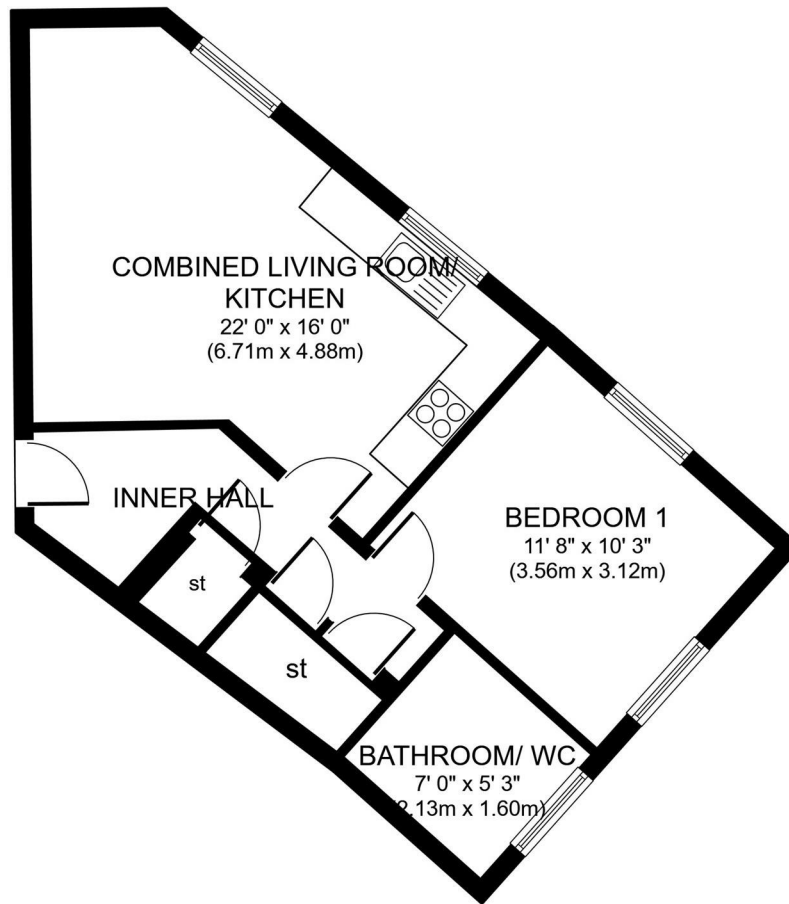
Carpets, curtains and light fittings included as seen

## NB

Measurements given relate to width by depth taken from the front of the building for floor plan purposes. All measurements given are approximate and will be maximum where measured into chimney alcoves, bay windows and fitted bedroom furniture, unless otherwise previously stated. None of the services or fittings and equipment have been tested and no warranties of any kind can be given.



## 81A THE GATE, BIRCHENCLIFFE, HD3



FLAT 31, THE GATE



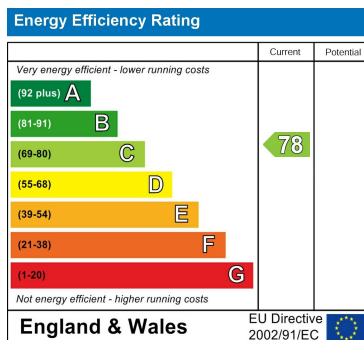
call into our office at 64 Lidget Street, Lindley, HD3 3JR or call us on

01484 536 799

Council Tax Band

**A**

Energy Performance Graph



Call us on

**01484536799**

**info@jowett-huddersfield.co.uk**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

