Wm Sykes & SON EST. 1866

Offers in the region of
£120,000

Apartment 9 Moorlands Edge, Mount

This superb first floor apartment enjoys a choice corner position with views to the rear. It enjoys a convenient location in easy reach of the M62 motorway network with easy access to Huddersfield and Halifax too. The accommodation comprises: entrance hall, living kitchen, 2 bedrooms and bathroom. It has a gas central heating system, uPVC double glazing (with 3 Juliette balconies) and has attractive modern fittings throughout. It has an allocated parking space with other visitor parking available.

Holmfirth
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Slaithwaite
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Slaithwaite, Huddersfield HD7 5HE
01484 847 700
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Accommodation:

Communal Hall

The property is entered via a communal hall with intercom entry system and stairs leading up to the first floor.

Entrance Hall

A door from the communal landing leads to the entrance door into the apartment. The hall has laminated flooring and 2 recessed storage cupboards.

Living/Dining Kitchen 16'0" x 13'11"

An open plan living and kitchen space which features dual aspect "Juliette" balconies with glazed double doors and additional windows to the side and rear of the building enjoying the views. There is laminated flooring, inset spotlights and a central heating radiator. The kitchen area is fitted with a good range of base units and wall cupboard with laminated worksurfaces, 1 ½ bowl stainless steel sink unit with mixer tap, integrated oven, 4 ring gas hob with extractor over, central heating boiler, plumbing for washing machine and dishwasher.

Bedroom 1 **11'5" x 10'3"**

A double bedroom with "Juliette" balcony to the rear enjoying the views, laminated flooring and central heating radiator.

Bedroom 2 **9'5" x 8'0"**

A smaller double bedroom with window to the rear, laminated flooring and central heating radiator.

Bathroom **6'0" x 6'0"**

With low flush wc, pedestal washbasin and bath with shower over, partly tiled walls, tiled floor, inset spotlights to the ceiling, extractor and heated towel rail.

OUTSIDE

There is an allocated parking space in the car park in front of the building. Additional visitors parking spaces are available.

Tenure

The property is Leasehold. With a term of 125 years from 1 January 2007 (expiring 31st December 2132). The ground rent is £500 per annum.

Service Charge

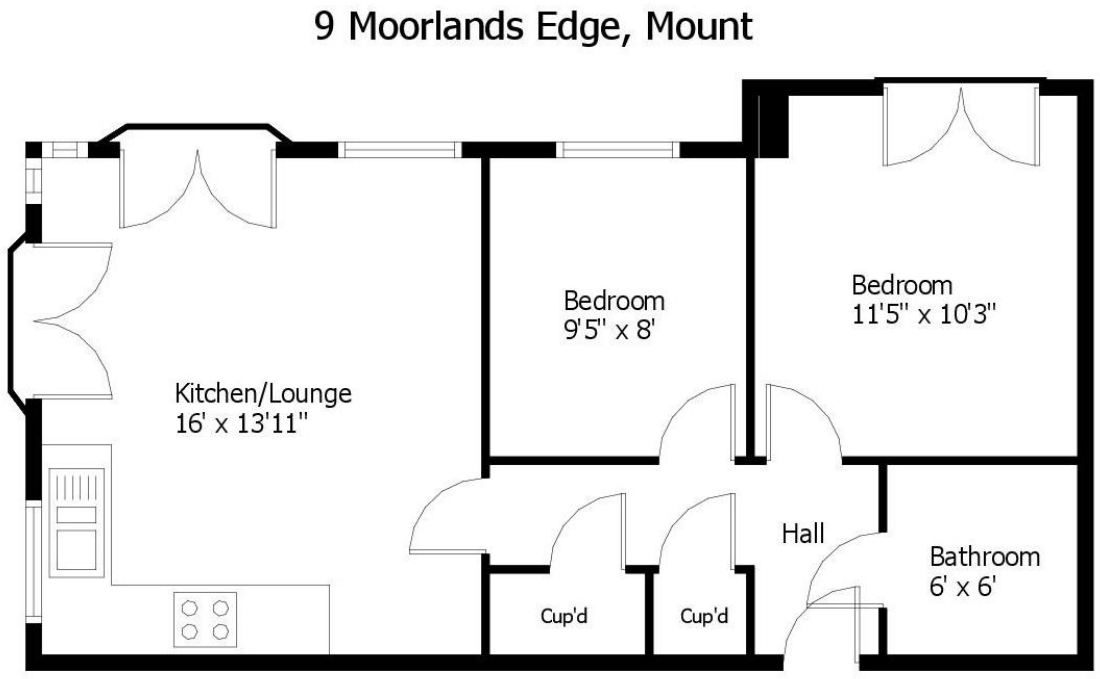
The current service charge for 2026 is £1004.46 (per annum).

Tenancy
The property is currently let on an Assured Shorthold Tenancy with a rent of £695 per calendar month.

Viewing
By appointment with Wm Sykes & Son.

Location
Follow the A640 New Hey Road out of Huddersfield, heading towards Junction 23 of the M62 motorway. The property will be found on the right hand side of the road just before reaching the large roundabout.

Additional Information
- Council Tax – Band B
- Tenure – Leasehold
- EPC – TBC
- Utilities:-
  - Water – mains
  - Electricity – mains
  - Drainage – mains
  - Gas – mains
  - Heating – gas fired central heating.
  - Broadband & Mobile Phone – Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and variable in-home with a range of suppliers.



This floor plan is for illustrative purposes only and may not be to scale.
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