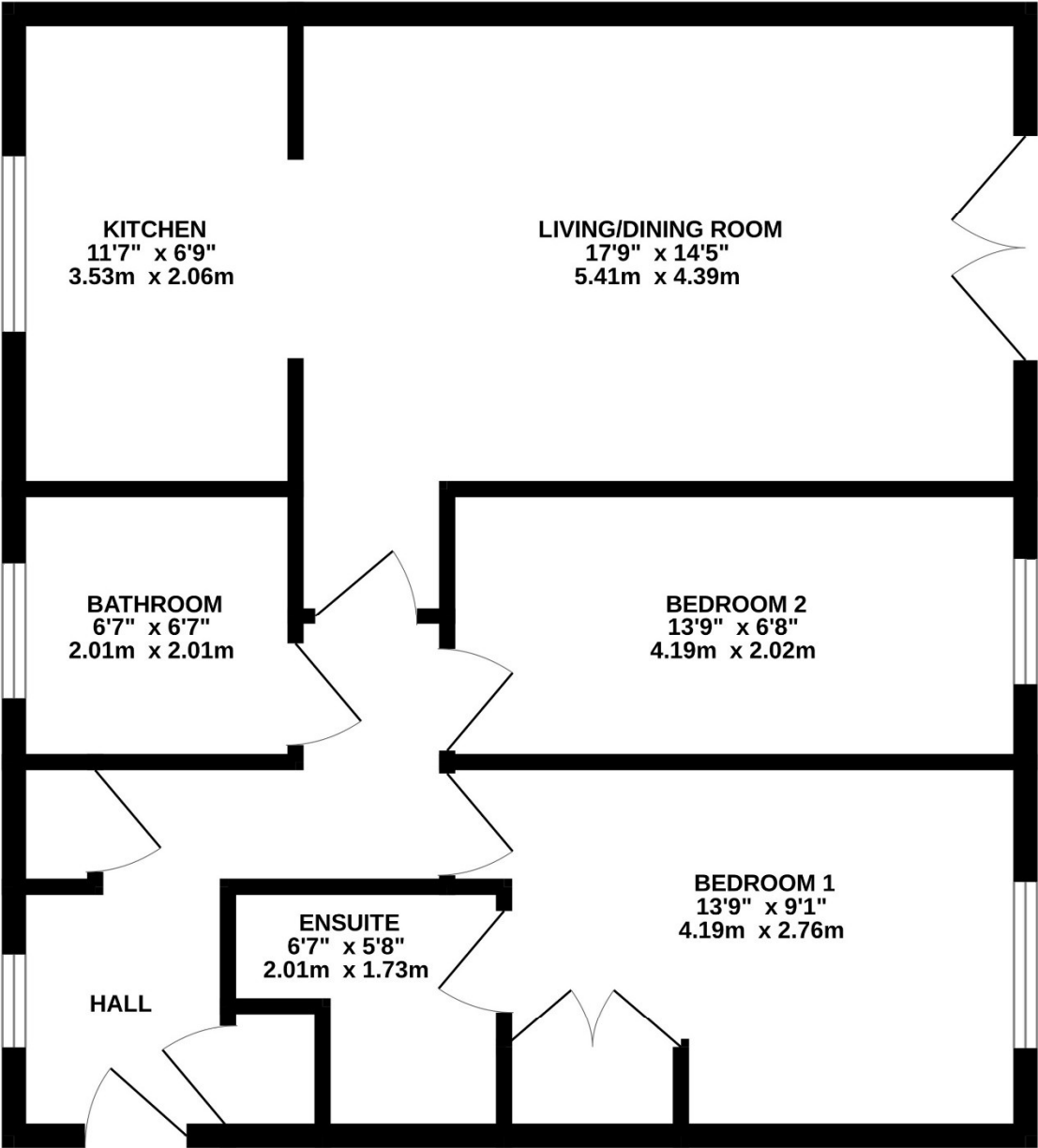




**180 Greenlea Court, Dalton, Huddersfield, HD5 8QB**



GREENLEA COURT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## PROPERTY DESCRIPTION

AN ATTRACTIVELY PRESENTED AND WELL-PROPORTIONED PURPOSE BUILT SECOND FLOOR APARTMENT ENJOYING VIEWS TO BOTH FRONT AND REAR, TUCKED AWAY IN THE CORNER OF A SMALL CUL-DE-SAC WELL PLACED FOR LOCAL SHOPS, AMENITIES AND FOR ACCESS TO M1 AND M62 MOTORWAYS.

THE property will be ideal for professional persons seeking a manageable and low maintenance home which has electric heating, PVCu double glazing and briefly comprises; communal entrance with stairs rising to the top floor and giving access to the apartment with an entrance hall, living/ dining room with French doors and Juliette balcony, fitted kitchen with 'Ivory' gloss units and integrated appliances, two double bedrooms with master ensuite and bathroom. Externally there is a designated parking space immediately in front, visitor parking and communal gardens.

**TENURE: LEASEHOLD COUNCIL TAX: Band B**

**Offers around £110,000**

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## GROUND FLOOR

A communal entrance gives access to stairs which rise to the second floor and give access to the apartment which comprises as follows:-

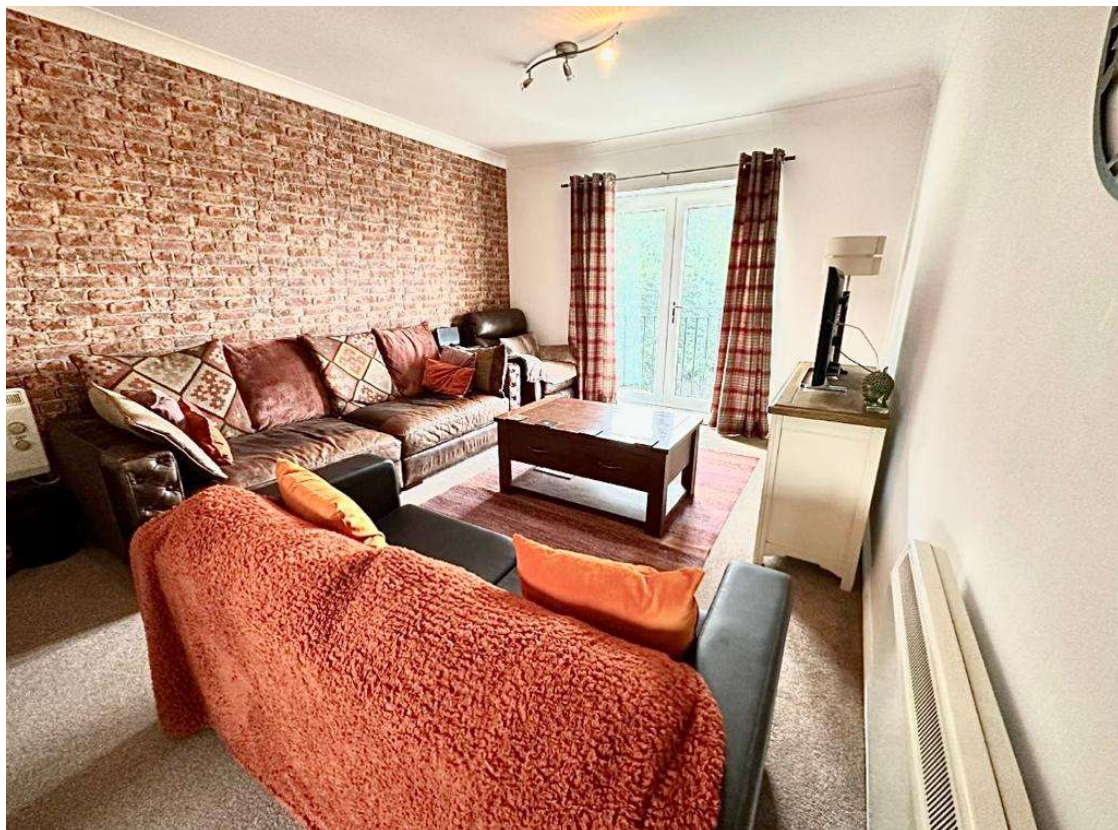
### ENTRANCE HALL

This has a PVCu double glazed window with pleasant far reaching views over the roof tops, there are two ceiling light points, ceiling coving, loft access, wall hung electric heater, entry phone system, cloaks cupboard, cylinder cupboard and from the hallway access can be gained to the following rooms:-

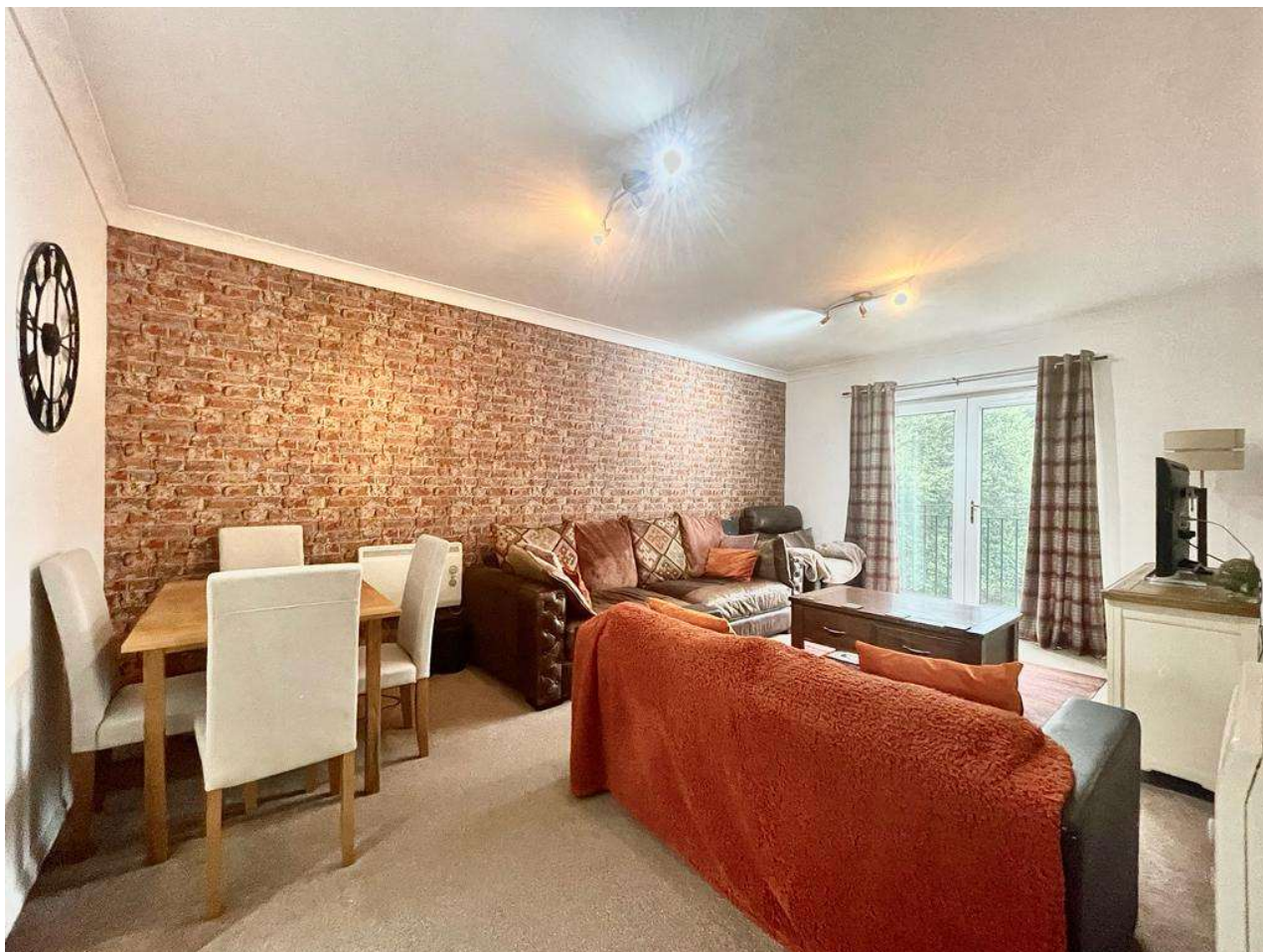


### LIVING/ DINING ROOM 17'9 X 14'5

As the dimensions indicate this is a spacious and well-proportioned room which enjoys some lovely views across Huddersfield from PVCu double glazed French doors with Juliette balcony, there are two ceiling light points, ceiling coving, two wall hung electric wall heaters and at one end of the room a doorway provides access to the kitchen.



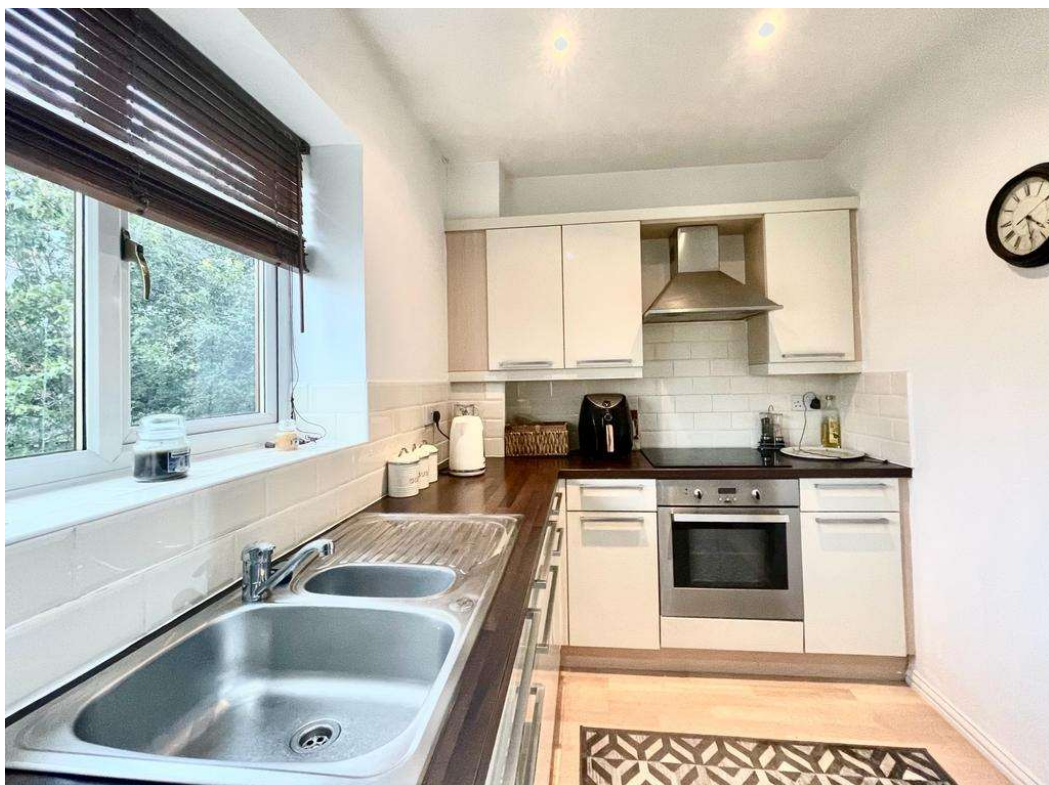






### KITCHEN 11'7 x 6'9

This has a PVCu double glazed window with views over the rooftops, there are inset LED downlighters and fitted with a range of 'Ivory' gloss base and wall cupboards, drawers, these are complimented by brushed stainless steel handles with contrasting overlying timber effect worktops with tiled splashbacks. There is an inset one and a half bowl single drainer stainless steel sink with chrome monobloc tap, four ring halogen hob with stainless steel extractor hood over and stainless-steel electric oven beneath, integrated fridge, integrated freezer and integrated washing machine.





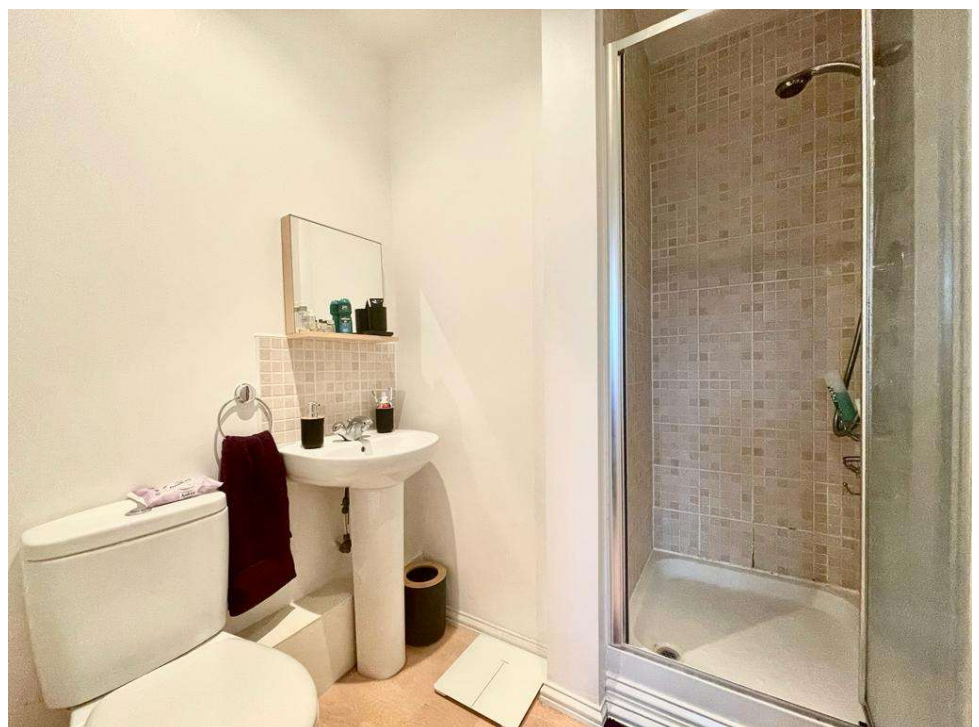
### **BEDROOM ONE 13'9 x 9'1**

A double room situated adjacent to bedroom two and having a PVCu double glazed window, ceiling light point, electric wall heater, twin panelled door fitted wardrobe and to one side a door gives access to an ensuite shower room.



### **ENSUITE SHOWER ROOM 6'7 x 5'8**

With inset ceiling downlighters, extractor fan and fitted with a suite comprising; pedestal wash basin with chrome mixer tap and tiled splashback, low flush w.c. and a tiled shower cubicle with chrome shower fitting.





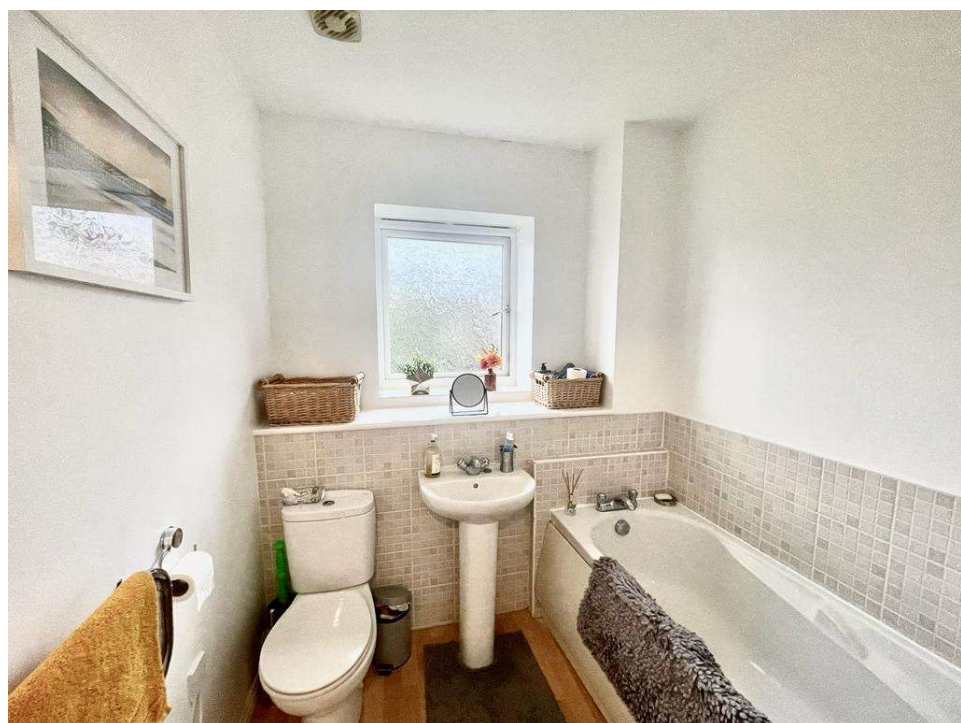
### **BEDROOM TWO 13'9 x 6'8**

A double room which has a PVCu double glazed window with views to the front, there is a ceiling light point and electric wall heater.



### **BATHROOM 6'7 x 6'7**

With a frosted PVCu double glazed window, inset ceiling downlighters, part tiled walls, heated towel rail and fitted with a suite comprising; panelled bath with chrome mixer tap, pedestal wash basin with chrome mixer tap and low flush w.c.





## EXTERNAL

Externally there is a designated parking space immediately in front, visitor parking and communal gardens.





## **ADDITIONAL INFORMATION**

### **CENTRAL HEATING**

The property has electric wall heaters.

### **DOUBLE GLAZING**

The property has partial PVCu double glazing.

### **SERVICE CHARGE**

This is currently £1336.36 P.A

### **GROUND RENT**

The property is Leasehold with the remainder of a 999-year lease from 2006 with an annual ground rent of £415.61

### **DIRECTIONS**

Proceed out of Huddersfield along Wakefield Road and continue through the traffic lights at Moldgreen, continue past Ravensknowle Park. At the traffic lights continue straight ahead and after a short distance turn right on to Greenlea Court and follow the road around to the left then follow the road to the right where the property will be found in the left-hand corner.

### **VIEWING**

For an appointment to view, please contact the Huddersfield Office on 01484 651878

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:



1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

### **MAILING LIST**

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### **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress.

Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

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# Simon Blyth

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## OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00



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