



**11 Saville Court,
Huddersfield
Guide Price
£89,995**

*****NEW PRICE £89,995*** 22FT LOUNGE/KITCHEN*** HIGH CEILINGS*** PARKING SPACE** NO CHAIN***** ADM Residential are pleased to market this delightful apartment which is situated in a beautiful converted mill. Ideally set on the 1st floor, offering an abundance of charming features including stunning exposed stone walls and a vaulted high ceiling. Located close to all village amenities and easy access to the M62 Motorway Networks, popular transport links and just a few miles to Huddersfield town centre. Boasting generously proportioned rooms with high ceilings and large windows proving a good deal of natural light. There are communal entrances, staircase/lift, the apartment in briefly comprises of:- The property boasts double glazing, electric heating, and security intercom, accommodation briefly comprises of: entrance hallway, storage room with plumbing for washing machine, 22ft open plan living space with modern fitted kitchen area & lounge with exposed stone featured wall, a modern bathroom, master bedroom and spacious 11ft occasional room/study. The property comes with an allocated parking space, viewings by appointment ONLY - Call ADM today on 1484 644555 to book today

11 Saville Court, Huddersfield

COMMUNAL ENTRANCE

Leading into this stylish communal entrance lobby with stairs and lift access to the upper levels:



ENTRANCE DOOR

Entrance door leading to:

HALLWAY

A large reception hallway, with electric wall mounted heater, doors leading to all rooms, finished with wood effect flooring:



STORAGE AREA 5' 3" x 5' 8" (1.52m 0.08m x 1.52m 0.20m)

Storage room with plumbing for an automatic washing machine, wall mounted shelving, hot water tank finished with wood effect flooring:

OPEN PLAN LIVING AREA 22' 6" x 11' 5" (6.71m 0.15m x 3.35m 0.13m)

A stunning open plan living/kitchen offers exposed stone and vaulted high ceiling:

LOUNGE AREA

The lounge area boasts exposed stone work, double glazed uPVC window to the front elevation with fitted wooden bi-fold window shutters. T.V point, Telephone point, wall lighting and two electric radiators, finished with laminated wood flooring:



OPEN PLAN KITCHEN AREA 22' 6" x 11' 5" (6.71m 0.15m x 3.35m 0.13m)

Fitted with a matching range of base and wall mounted units in Walnut effect with under unit lighting. Complementary laminated roll edged working surfaces, contracting tiled splash backs, incorporating a one and a half bowl stainless steel sink and drainer with mixer tap. Integral electric oven and electric four ring hob with cooker with extractor hood and space for an under counter fridge, freezer and dishwasher, Finished with laminated wood flooring:





BEDROOM ONE 20' 6" x 9' 4" (6.10m 0.15m x 2.74m 0.10m)

A 20ft double bedroom with uPVC windows to the front aspect, boasting exposed stone work, wall lighting, high ceiling and wall mounted electric heaters, finished with laminated wood effect flooring:



STUDY/ OCCASIONAL ROOM 11' 4" plus recess x 7' 3" (3.35m 0.10m plus recess x 2.13m 0.08m)

Spacious study/room currently used as an occasional bedroom, wall mounted electric radiator and Wood effect laminated flooring:



BATHROOM

A partly tiled, modern fitted bathroom suite in white with chrome effect fittings, comprising of :- panel bath with shower attachment over and a shower screen, hand wash pedestal and a low level flush WC, extractor fan, shaver point and a electric heated towel rail, finished with vinyl flooring:



ADDITIONAL INFORMATION

The property has an allocated parking space in the resident's car park located in front of the building:

Service Charge Approx £200.00 a Year

Ground Rent £103.00 pounds a month Approx

"Lease Hold "

RENTALS

The Letting of your property can be an exciting and busy time. We at ADM Residential want to make your experience as smooth and hassle free as possible by giving you all the help and knowledge under one roof. We offer fixed Fees, Management packages, landlords with portfolios and much much more, If you are thinking or renting your property with ADM Residential we provided the following services

Property Rentals (Let Only or Full Management)

EPC Arranged

GAS SAFETY CHECKS

P.A.T CHECKS

We work closely with local professional and can assist with the following associated services

Professional Advice

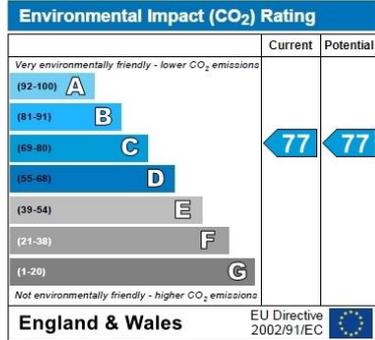
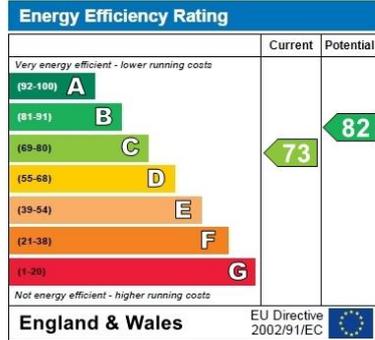
Property Insurance

Landlord & Tenant Insurance

Rent Guarantees

We have tenants awaiting properties in all areas of Huddersfield, Bradford, Halifax.

Why not give the professionals a call Tel 01484 644555 e-mail - sales@admresidential.co.uk or - email admresidential@icloud.com



First Floor Plan

VIEWING APPOINTMENT

Please contact our Milnsbridge Office to arrange a viewing appointment at your convenience on Telephone Number 01484-644555 or Office Mobile 07780446202 to arrange out of office viewings only Thank you. or e-mail us on sales@admresidential.co.uk

DIRECTIONS

From leaving our Milnsbridge office, head towards Saville Street and the property will be seen within the converted mill via our FOR SALE board on the left.

WHAT WE OFFER

Competitive pricing structure
No sale no fee
Free newspaper advertising
Free valuations
Accompanied viewings if required
Free exposure on 21 internet sites
rightmove.co.uk
thinkproperty.com
vebra.com
findaproperty.com
propertytoday.co.uk
Homes & property
Zoopla.co.uk
www.admresidential.co.uk
Please contact us to arrange a convenient appointment for you on:
01484 644555
Email - sales@admresidential.co.uk

MORTGAGES

Mortgages and Remortgages No obligation
Self employed no proof of income, Home visits arranged.
Exclusive schemes on different terms through our association
Competitive rates available
Please contact us on 01484 644555 for an appointment
Your home may be repossessed if you do not keep up your repayments on your mortgage.
Mortgage advice will be provided from sales@admresidential.co.uk

BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

