



cornerstone  
ESTATE AGENTS

Fearnley Mill Drive  
Huddersfield





## Fearnley Mill Drive Huddersfield

Offers In Region Of £85,000

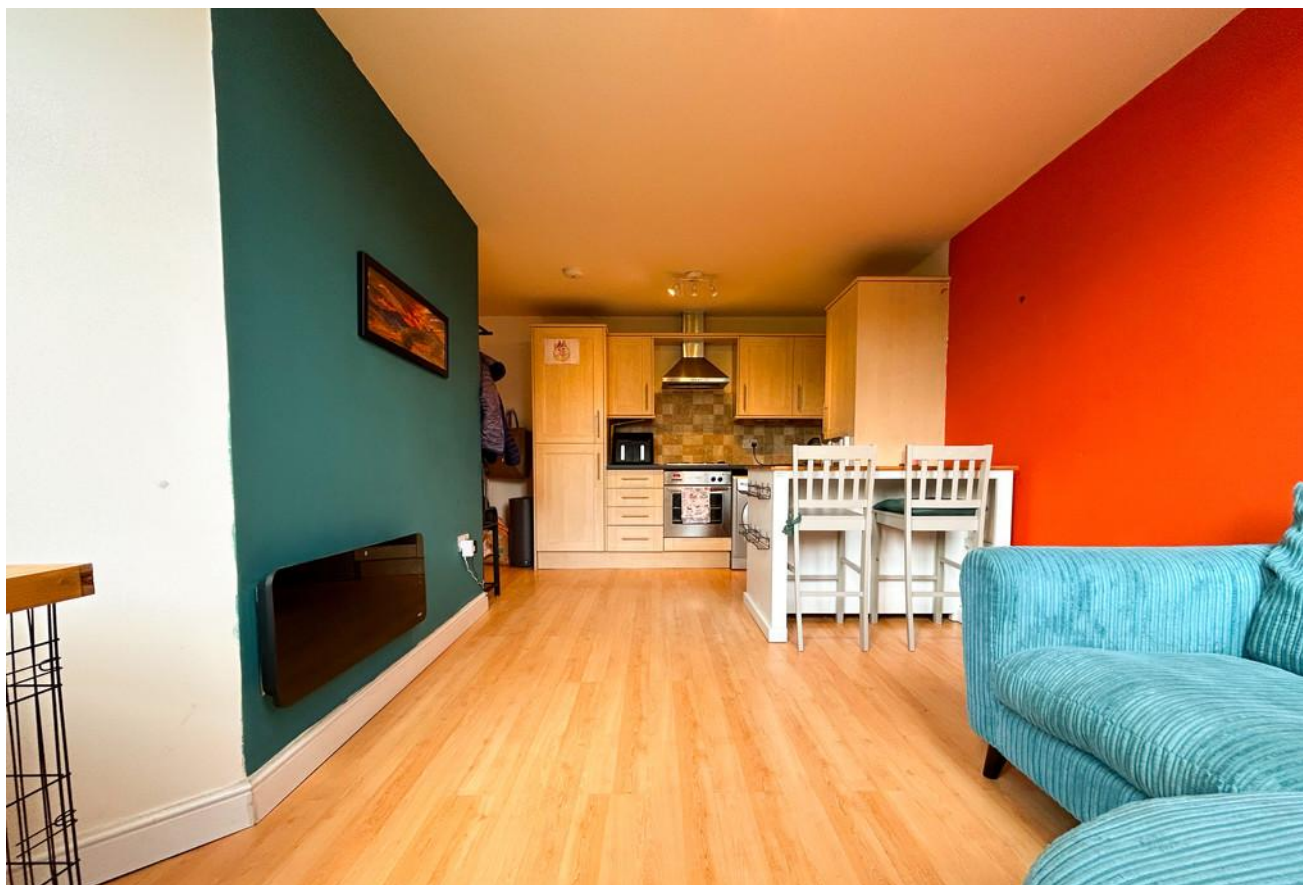
*\*MUST VIEW\**

THIS WELL-MAINTAINED GROUND FLOOR APARTMENT IS IDEALLY LOCATED WITH EASY ACCESS TO THE M62, BOTH NORTH AND SOUTH, AND JUST A SHORT DISTANCE FROM HUDDERSFIELD TOWN CENTRE WITH ITS SHOPS, RESTAURANTS, AND AMENITIES.

Set in an attractive apartment block on the canal bank, the property offers pleasant views of the water and surrounding greenery. Despite being close to main routes, the apartment enjoys a peaceful setting away from the main road.

Inside, the property comprises a hallway leading into a bright open-plan kitchen, dining, and lounge area. Large windows on the canal side allow plenty of natural light to flood the space.

The apartment further benefits from two generously sized bedrooms and a well-presented bathroom located at the opposite end of the hallway, providing a practical and comfortable layout.



## ADDITIONAL INFORMATION

Council Tax:A

EPC: D

Tenure:Leasehold

Parking: Allocated parking space

106 years left on Leasehold

Organisation pay ground rent to - Compton group

Current annual ground rent - £217

Organisation to pay service charge -

Complete property management

Current annual service charge - £171.50

Does lease prevent you from keeping pets:

Ask permission

## UTILITIES

Electric: Mains

Gas: Mains

Water: Mains

Heating: Electric

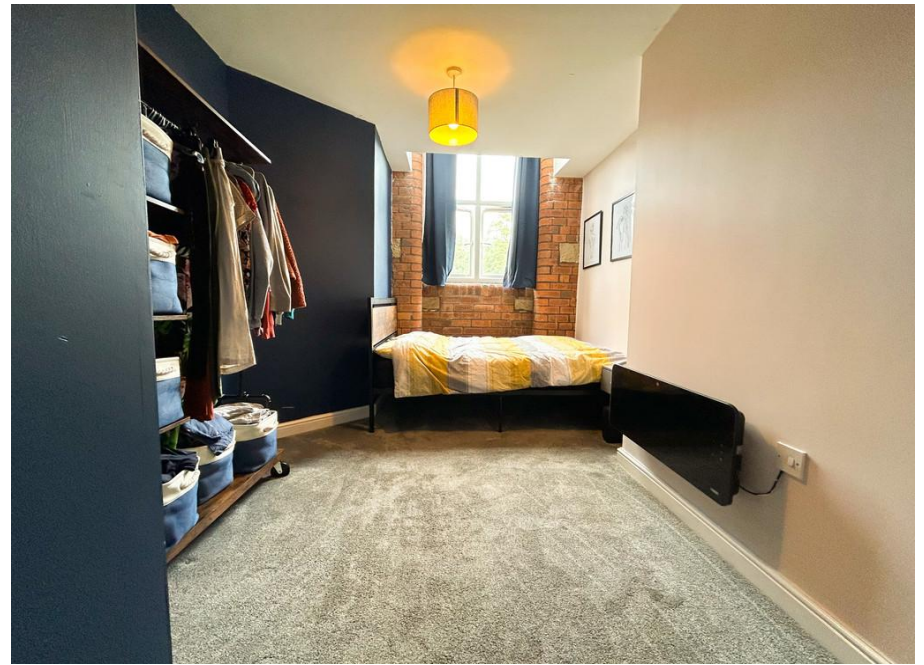
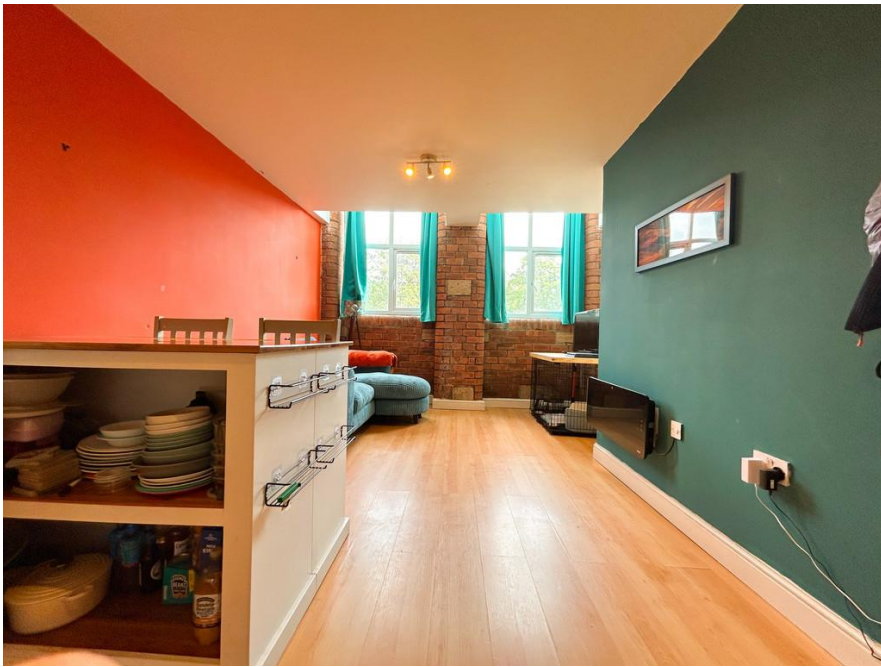
Broadband:Fibre to the Cabinet Broadband

Mobile Coverage: 4G/5G check with your provider

## AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.







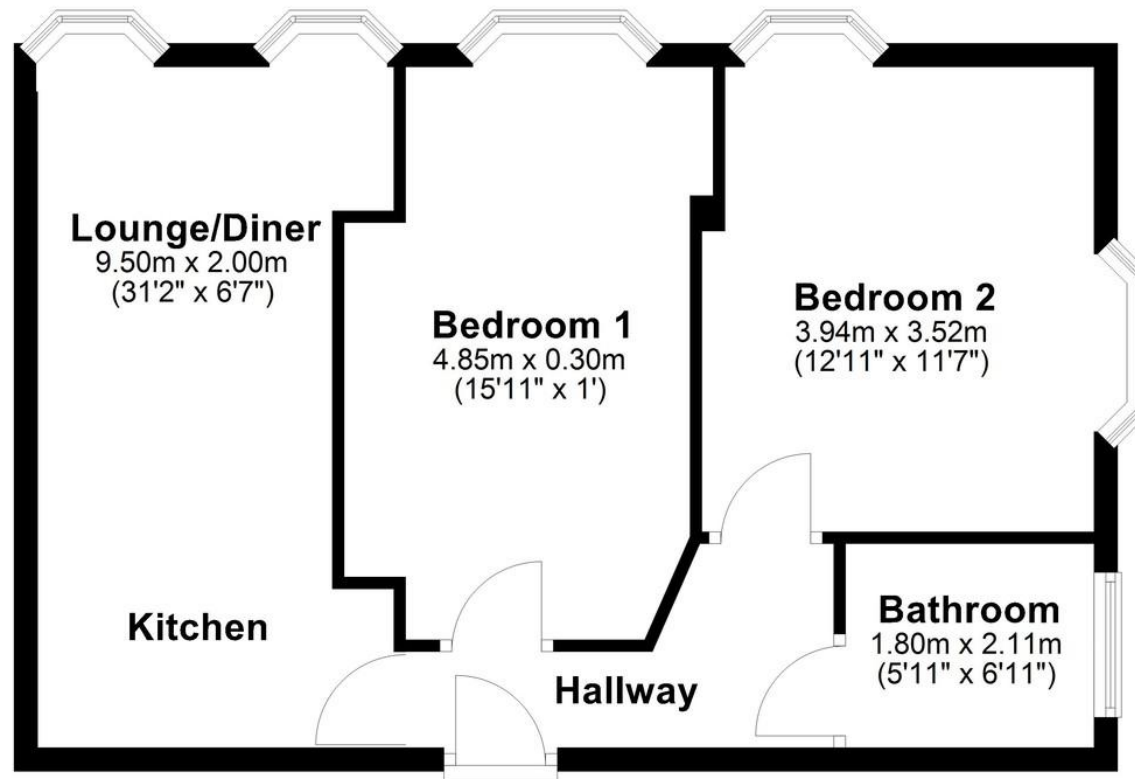






## Ground Floor

Approx. 65.1 sq. metres (700.9 sq. feet)



Total area: approx. 65.1 sq. metres (700.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		