



**Moor Hill Court
Laund Road
Salendine Nook
Huddersfield
West Yorkshire
HD3 3GQ**

Offers In Excess Of £158,000

bettermove

Laund Road Huddersfield

Bettermove are proud to present this 2 bedroom second floor flat in Huddersfield available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the allocated parking space.

The council tax band is C.

This is a leasehold property with 999 years on the lease from 2000; the service charge is approximately £200pcm.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen diner, 2 bedrooms, 1 en-suite and the family bathroom. There is lift access throughout the block. Within the flat there is a walk in wardrobe adjoining the main bedroom.

Located in the popular town of Huddersfield, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A640, M62 and many local bus routes.

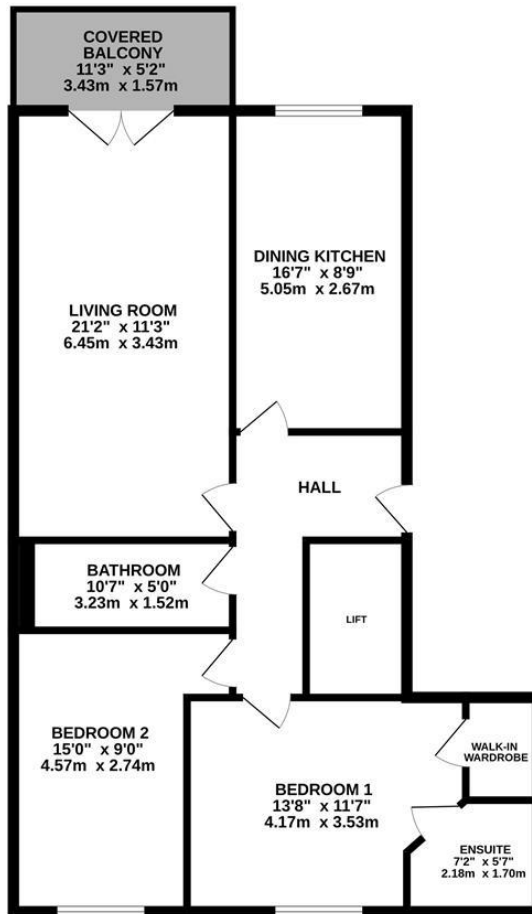
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





MOORHILL 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.
Made with Metropix ©2023

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk