





Flugel Way
Huddersfield
HD3 3HQ

Offers in Excess of £
120,000.00

bettermove

# Flugel Way - Huddersfield

Bettermove are proud to present this 2 double bedroom flat in Huddersfield.

The property benefits from double glazing, and gas central heating throughout, with residents parking available.

The council tax band is B.

This is a leasehold property with 128 years remaining on the lease; the ground rent is £18.00 per annum, and the service charge is £1,284.00 per annum.

The interior of this beautifully presented property comprises a spacious living/dining room, complete with a Juliette balcony, fitted kitchen, two double bedrooms, and the family bathroom.

Located in the popular suburb of Lindley, Huddersfield, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Huddersfield train station, a variety of bus routes and quick access to M62.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

| BEDROOMS | BATHROOMS | RECEPTIONS | TENURE |
|---|---|---|---|
| 2 | 1 | 1 | Leasehold |

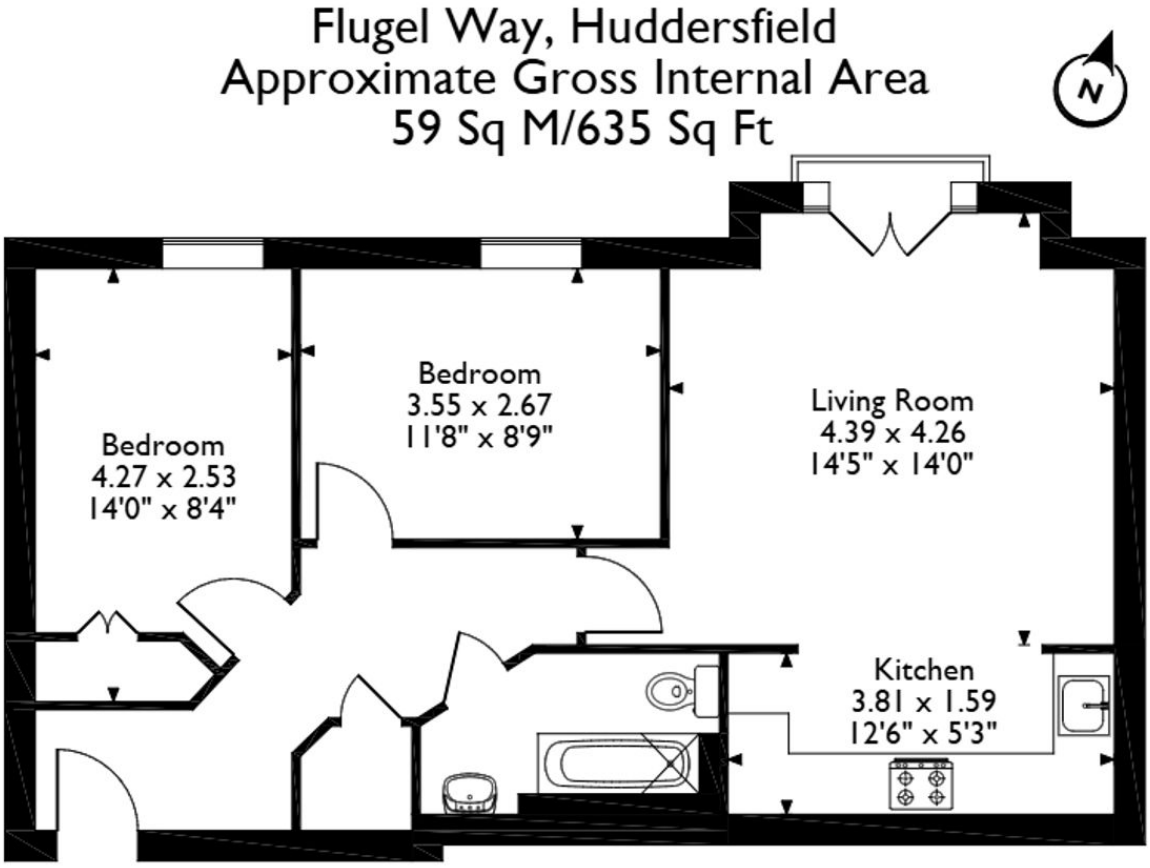








# Floor Plan




Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating | Current | Potential |
|---|---|---|
| (92 to 100) A | | |
| (81 to 91) B | | |
| (69 to 80) C | 72 | 75 |
| (55 to 68) D | | |
| (39 to 54) E | | |
| (21 to 38) F | | |
| (1 to 20) G | | |

| Environmental Impact Rating | Current | Potential |
|---|---|---|
| (92 to 100) A | | |
| (81 to 91) B | | |
| (69 to 80) C | 75 | 77 |
| (55 to 68) D | | |
| (39 to 54) E | | |
| (21 to 38) F | | |
| (1 to 20) G | | |







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