whitegates









Calder View, Lower Hopton, WF14

2 2 1 EPC D

Asking Price: £90,000

Leasehold



Calder View,
Lower Hopton, WF14 8JD

2 bedrooms
2 bathrooms
1 reception rooms

Asking Price: £90,000

- 2 Double Bedrooms
- Great Location
- Parking
- Loads of potential
- Band B

Council Tax Band: B

New to the market with the multi award-winning Whitegates Estate Agents Huddersfield, Holmfirth, Brighouse & Mirfield is this impressive and spacious two-bedroom top-floor apartment, offering well-proportioned accommodation and modern living, ideal for a range of buyers.

The property is accessed via a well-maintained communal entrance and opens into a welcoming entrance hall, providing access to all rooms. At the heart of the home is a bright and airy open-plan lounge and kitchen, designed for both relaxing and entertaining. The kitchen is fitted with a range of units and appliances, with a fridge freezer included on a non-repair basis, while the living area enjoys ample space for seating and dining furniture.





There are two generous double bedrooms, both offering excellent space and flexibility. The principal bedroom benefits from a private en-suite shower room, adding comfort and convenience, while the second bedroom is served by a modern family bathroom fitted with a contemporary three-piece suite.

Externally, the property further benefits from allocated parking to the rear, ensuring practicality for residents and visitors alike.

This apartment would make an excellent purchase for first-time buyers, professionals, downsizers, or investors, offering a combination of space, location, and low-maintenance living. Early viewing is strongly recommended to fully appreciate everything this superb home has to offer.



Room Descriptions

Entrance Hall

A welcoming entrance hall providing access to all rooms, with space for coats and shoes.



Lounge / Kitchen

A bright and spacious open-plan living area, ideal for both relaxing and entertaining. The kitchen is fitted with a range of units and appliances, with a fridge freezer included on a non-repair basis.

Bedroom One

A generous double bedroom offering ample space for bedroom furniture and benefiting from a private en-suite.



En-Suite

Fitted with a modern three-piece suite comprising shower enclosure, wash hand basin, and WC.

Bedroom Two

A further well-proportioned double bedroom, suitable for guests, home office use, or additional storage.

Bathroom

A contemporary family bathroom fitted with a three-piece suite including bath, wash hand basin, and WC.

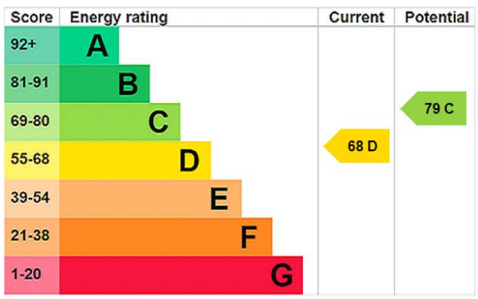


External

Allocated parking located to the rear of the property.

Property information

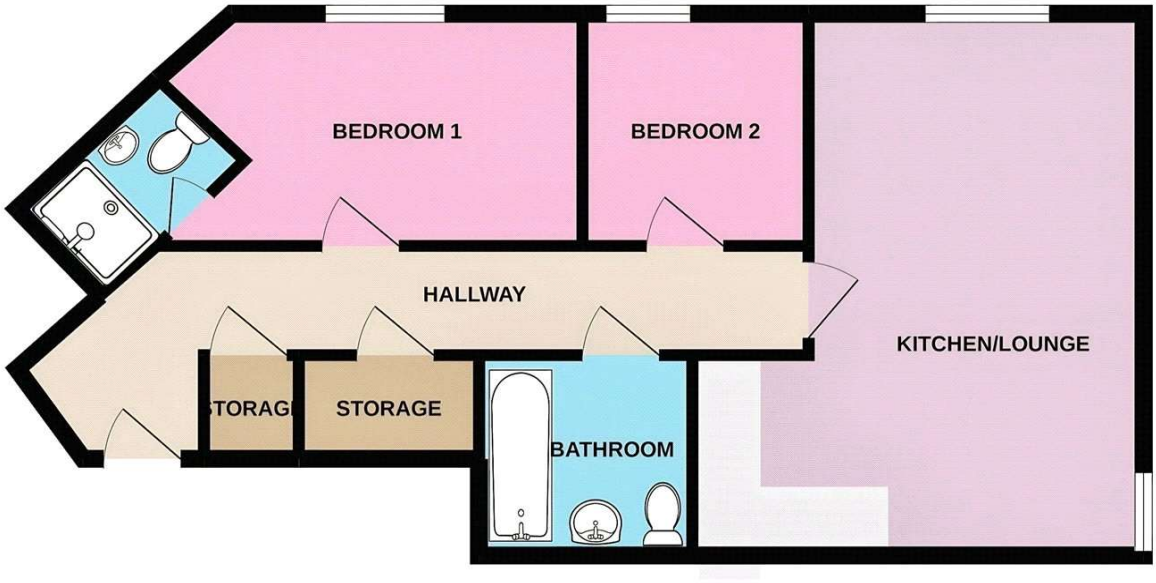
FTTP connections. Band B Kirklees. Mains electric, water, and drainage. Electrics tested in 2025. EPC D. No flood risk at property. Room heaters only. Double glazing. Leasehold 106 years remaining. Service charge £1891.40 pa. No pets without written permission. Ground rent £300 pa. Ground rent increases: Yes. £300 till 2027, £450 pa till 2037. £600 for remaining of the lease. Allocated parking.







GROUND FLOOR



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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman