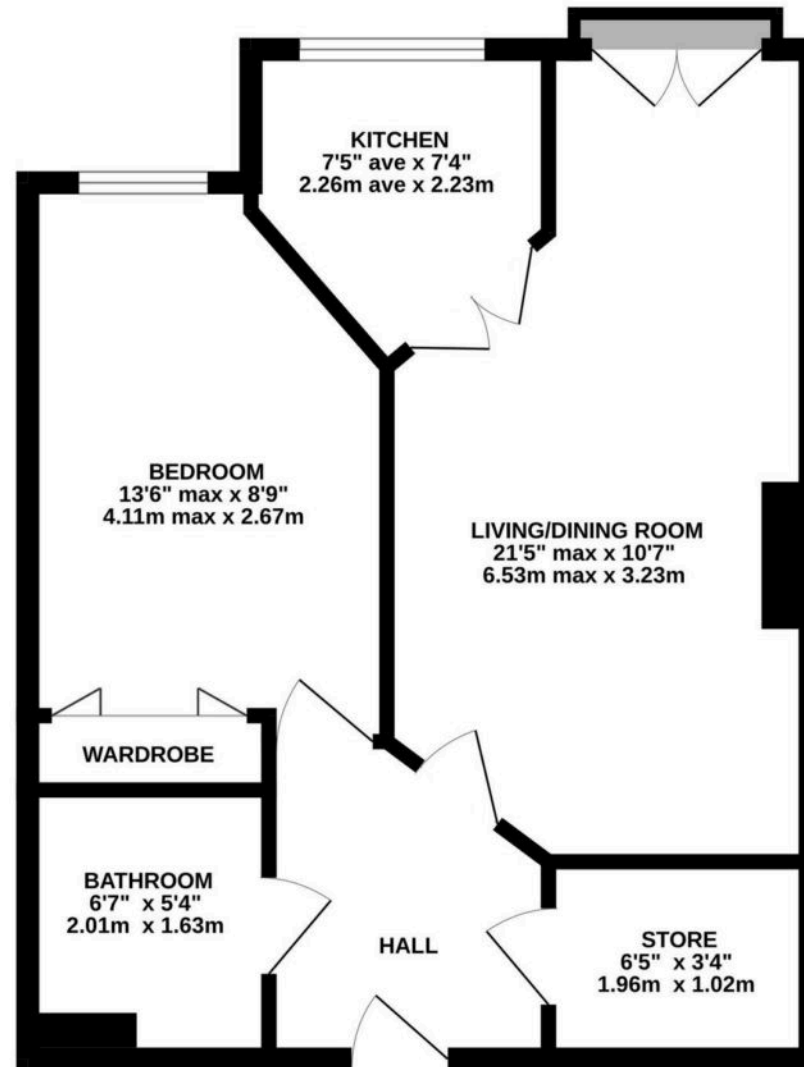




**7 Sykes Court St. Stephens Fold, Huddersfield**  
Huddersfield

Offers in Region of **£190,000**





SYKES 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.  
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## 7 Sykes Court St. Stephens Fold

Huddersfield, Huddersfield

Purpose-built 1-bed apartment for over 60's, designed for independent living. Offers communal lounge, laundry, house manager, care line, guest suite, gardens, and option for parking. Near shops and M62. Features hall, storage, living/dining, kitchen, bedroom, and bathroom.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- Direct access to communal gardens
- Residents Lounge
- On site manager
- Short walk to village amenities
- Guest suite for visitors





### Ground Floor

A secure communal entrance vestibule gives access to a communal hallway where there is the on-site manager, communal living room and communal laundry. From here there is a lift or stairs leading to the lower ground floor and giving access to the apartment which comprises

### Entrance Hall

From here access can be gained to the following:-

### Storeroom

6' 5" x 3' 4" (1.96m x 1.02m)

### Living/Dining Room

21' 5" x 10' 7" (6.53m x 3.23m)

As the dimensions indicate this is a spacious reception room which has a PVCU door leading onto the communal gardens. As the main focal point of the room there is a fireplace with surround and home to a flame effect electric fire. To one side there are twin timber and frosted glazed doors leading to the kitchen.

### Kitchen

7' 5" x 7' 4" (2.26m x 2.24m)

With a range of base and wall cupboards, drawers, contrasting overlying worktops with tiled splashbacks, inset single drainer stainless steel sink with chrome monobloc tap, 4 ring electric hob with electric oven, with integrated fridge and integrated freezer.

### Bedroom

13' 6" x 8' 9" (4.11m x 2.67m)

A double room which overlooks the communal gardens and has a fitted mirror fronted wardrobe.

### Bathroom

6' 7" x 5' 4" (2.01m x 1.63m)

Having floor to ceiling tiles, heated towel rail, wall light, wall mounted electric fan heater and fitted with a suite comprising vanity unit incorporating wash basin, low flush w.c. and panelled bath with glazed shower screen and chrome shower fitting over.





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## Directions

Using satellite navigation enter the postcode HD3 3SD







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## GARDEN

The property has direct access to some lovely maintained communal gardens with lawned and patio areas, planted trees, flowers and shrubs.









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## Simon Blyth Estate Agents

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