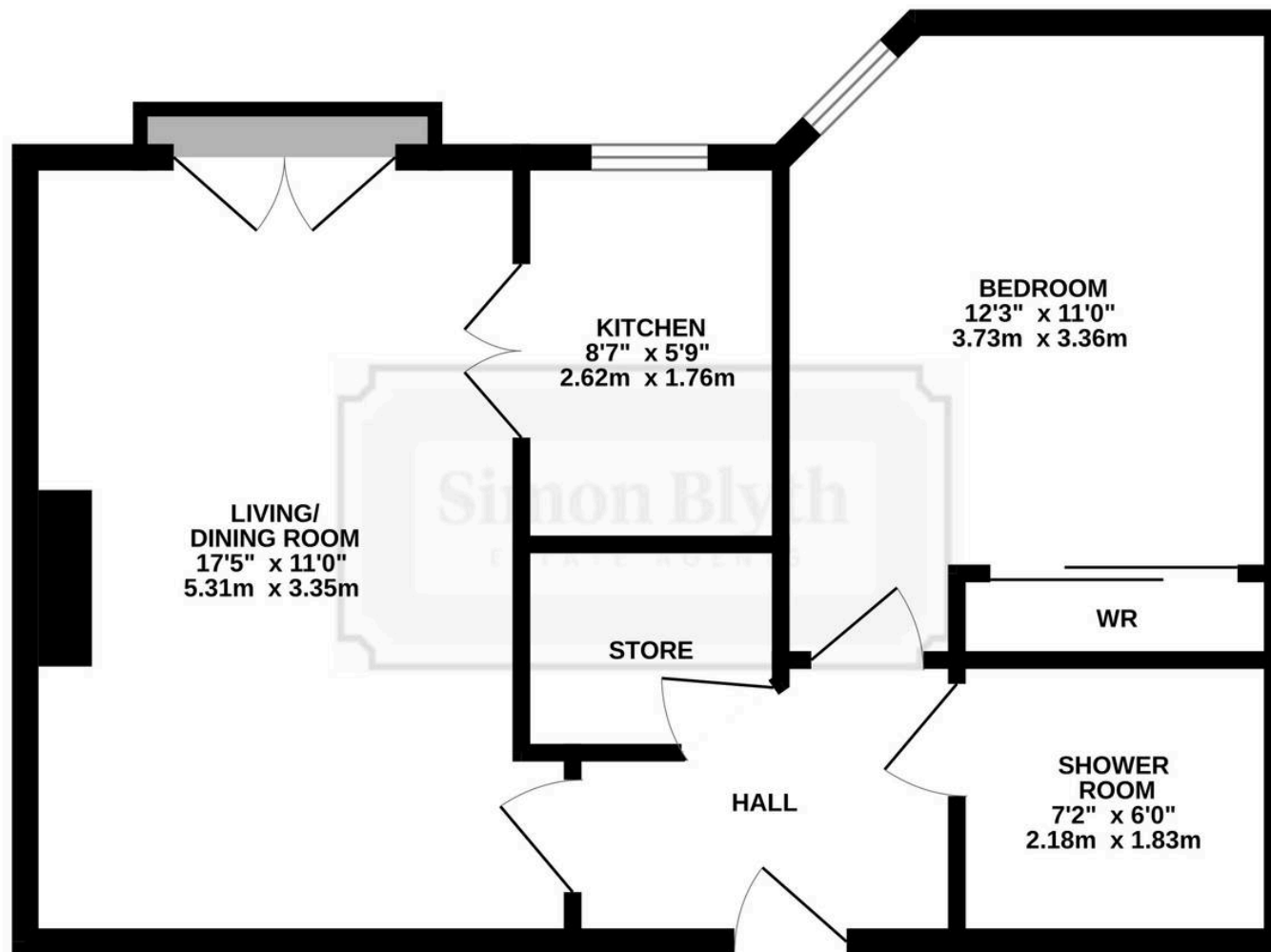




49 Sykes Court St. Stephens Fold, Huddersfield
Huddersfield

Offers in Region of **£174,990**



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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49 Sykes Court St. Stephens Fold

Lindley, Huddersfield

Available with vacant possession and no onward chain, a purpose built one bedroom first floor apartment designed for independent living and catering for the over 60's.

Facilities including communal lounge, laundry room, bin store, guest suite, on site house manager, 24 hour care line, communal gardens and opportunity to rent a parking space.

There are shops, cafes and restaurants within walking distance of the village and just a short drive from J24 of the M62. The apartment can be accessed by either stairs or lift which comprises entrance hall, large walk in storage cupboard, living/ dining room with French doors and Juliet balcony, fitted kitchen, double bedroom with fitted wardrobe and shower room.



Ground Floor

A communal entrance vestibule gives access to a communal hall with stairs or lift rising to the first floor and giving access to the apartment which comprises entrance hall with ceiling light, electric wall heater, useful storage cupboard, there is an electric wall heater and from the hallway access can be gained to the following..-

Living/Dining Room

17' 5" x 11' 0" (5.31m x 3.35m)

This has two ceiling lights, Dimplex electric wall heater, pvcu double glazed French doors with Juliet balcony with views stretching across to Grimescar Woods and as the main focal point of the room there is a feature fireplace with composite stone effect surround and home to a flame effect electric fire. To one side timber and frosted glazed doors give access to the kitchen.

Kitchen

8' 7" x 5' 9" (2.62m x 1.75m)

With a ceiling light, pvcu double glazed window, extractor fan, range of base and wall cupboards, drawers, contrasting overlying worktops with tiled splash backs, concealed lighting beneath the wall cupboards, inset single drainer stainless steel sink with chrome monobloc tap, four ring halogen hob with extractor hood over, electric oven and integrated fridge and integrated freezer.



Double Bedroom

12' 3" x 11' 0" (3.73m x 3.35m)

This has floor to ceiling pvcu double glazed window with views across to Grimescar woods, there is a ceiling light, Dimplex electric wall heater and fitted mirror fronted wardrobe.

Shower Room

7' 2" x 6' 0" (2.18m x 1.83m)

With ceiling light, extractor fan, Dimplex electric fan heater, floor to ceiling tiled walls and fitted with a suite comprising vanity incorporating wash basin with mirror and light over, heated towel rail, low flush WC and large shower cubicle with sliding doors together with chrome shower fitting.

ADDITIONAL DETAILS

LEASEHOLD OF 125 YEARS FROM 1ST JAN 2009 WITH AN ANNUAL GROUND RENT OF £425

CURRENT SERVICE CHARGE £2379.81 PER ANUM

THE PROPERTY HAS ELECTRIC HEATING AND PVCU DOUBLE GLAZING



Garden

The property has direct to lovely maintained communal gardens with lawn, patio, flowers and shrubs.



VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878 **BOUNDARY OWNERSHIP** The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY.

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OFFICE OPENING TIMES 7 DAYS A WEEK

Monday to Friday – 8:45 am to 5:30 pm

Saturday – 9:00 am – 4:00 pm Sunday – 11:00 am – 2:00 pm



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