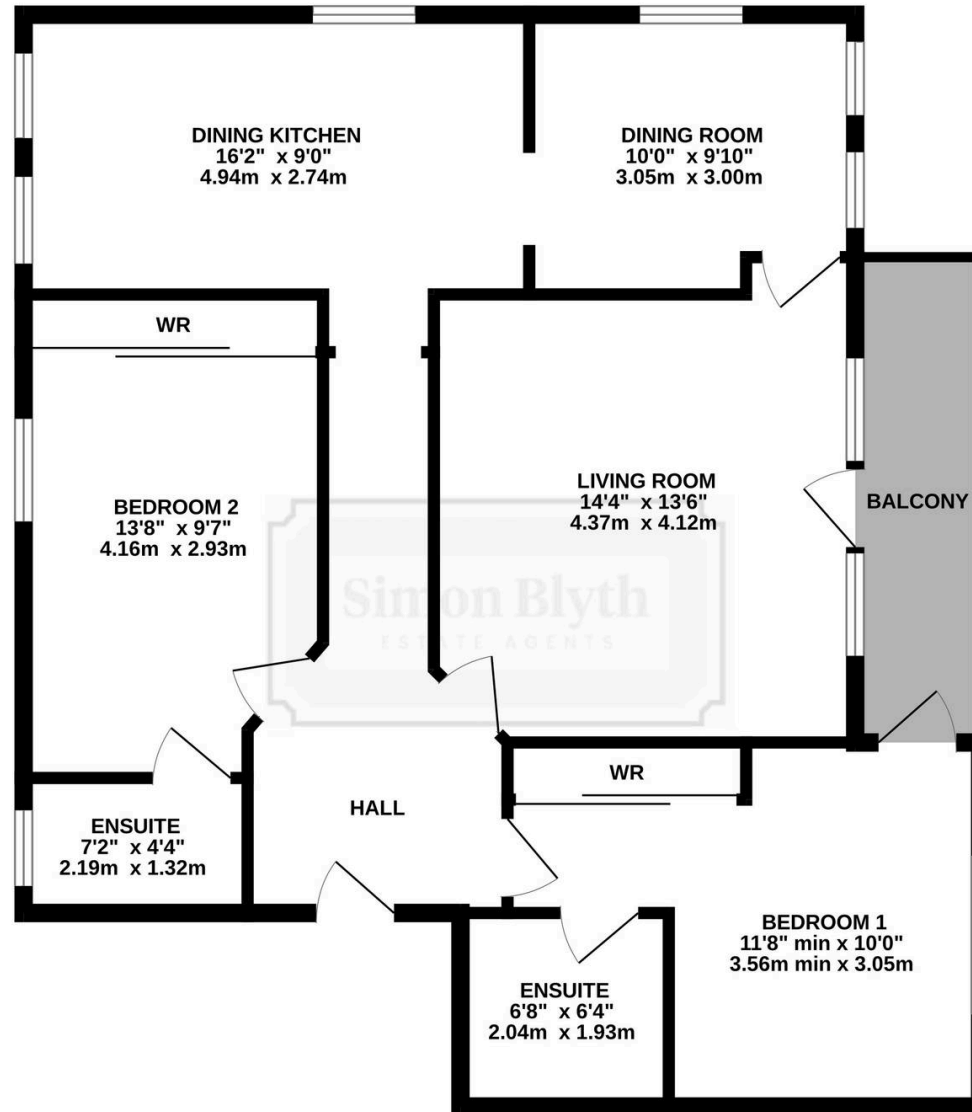




**5 Sandringham Court, Huddersfield**  
Huddersfield

Offers in Region of **£230,000**



SANDRINGHAM 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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## 5 Sandringham Court

Bradley, Huddersfield

A stylish and well appointed two double bedroom (both en suite) purpose built apartment with balcony and built around a courtyard with an impressive central water feature with fountain and enjoying views to the rear which stretch across to Emley Moor Mast. The property forms part of the Woodland Glade development with its picturesque wooded approach and wonderful residents only leisure complex, all details of which are included within the sales particulars. The accommodation is served by a gas central heating system, pvcu double glazing, video entry system and briefly comprises to the ground floor communal entrance with stairs rising to the first floor and giving access to entrance hall, living room with balcony off, separate dining room, fitted dining kitchen with integrated appliances and two en suite double bedrooms with fitted furniture with the master bedroom having access to the balcony. Externally the courtyard is access through an arch with parking and a garage together with delightful maintained communal gardens.



### Ground Floor Communal Entrance Hall

With stairs rising to the first floor and gives access to the apartment which comprises as follows:-

#### Entrance Hall

With timber panelled entrance store, two decorative ceiling roses with ceiling light, ceiling coving, central heating radiator, video entry system and from the hallway access can be gained to the following rooms:-

#### Living Room

14' 4" x 13' 6" (4.37m x 4.11m)

A comfortable and well proportioned reception room which has a decorative ceiling rose with ceiling light point, ceiling coving, central heating radiator and as the main focal point of the room there is a fireplace with surround including a granite mantle, granite inset and home to a flame effect electric fire resting on a granite hearth. From the living room there is a door giving access to the dining room together with pvcu double glazed window with central door leading to a balcony.

#### Balcony

15' 0" x 3' 4" (4.57m x 1.02m)

Having tiled floor, there is a door giving access to bedroom one and from the balcony there is a lovely aspect over the communal gardens together with views stretching across the Emley Moor Mast.

#### Dining Room

10' 0" x 9' 10" (3.05m x 3.00m)

With dual aspect pvcu double glazed windows which provide the room with plenty of natural light with decorative ceiling rose with ceiling light point, ceiling coving, central heating radiator, to one wall there are fitted floor to ceiling smoked glass mirrors and from the dining room there is access to the living room and dining kitchen.



### Dining Kitchen

16' 3" x 9' 0" (4.95m x 2.74m)

With a pvcu double glazed window looking out over the water feature with a further feature portal double glazed window to the side elevation once again providing the room with plenty of natural light, there is a ceiling light point, Amtico style flooring, two ceiling light points, central heating radiator and fitted with a range of oak fronted shaker style base and wall cupboards, drawers, contrasting overlying granite worktops with matching splash backs, glazed display cupboards with glass shelving and lighting over, wine rack, cupboard housing an idea gas fired central heating boiler, plumbing for automatic washing machine, inset circular stainless steel sink with circular drainer and brushed stainless steel monobloc tap, four ring stainless steel gas hob with stainless steel and curved glass extractor hood over, AEG electric oven and microwave and integrated dishwasher.



### Bedroom One

11' 8" x 10' 0" (3.56m x 3.05m)

A double room has a ceiling light point, loft access, central heating radiator, pvcu double glazed window enjoying some pleasant far reaching views, pvcu and sealed unit double glazed door giving access and having a range of fitted furniture including mirror fronted wardrobes, dressing table with mirror over and drawers beneath and fitted double bed. To one side a door gives access to an en suite shower room.

### En Suite Shower Room

With floor to ceiling Travertine tiled walls together with a large inset mirror, Travertine tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with chrome mixer tap, low flush WC and large walk in shower with glazed side panel and chrome shower fitting.





### Bedroom Two

13' 8" x 9' 7" (4.17m x 2.92m)

A double room with a pvcu double glazed window looking out over the courtyard gardens and water feature, there is a ceiling light point, central heating radiator and to one elevation there are a bank of fitted floor to ceiling wardrobes which have a dual height hanging together with a fitted condensing tumble dryer, there is a dressing table with cupboards, drawers and safe. To one side a door gives access to an en suite shower room.

### En Suite Shower Room

7' 2" x 4' 4" (2.18m x 1.32m)

With port hole pvcu and frosted double glazed window, floor to ceiling tiled walls, chrome ladder style heated towel rail, extending shaver mirror and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap, bevelled mirror over with pelmet down lighters and vanity cupboard, low flush WC and corner shower cubicle with sliding door and chrome shower fitting.





#### **ADDITIONAL DETAILS**

THE PROPERTY HAS A GAS CENTRAL HEATING SYSTEM

THE PROPERTY HAS PVCU DOUBLE GLAZING

THE PROPERTY IS LEASEHOLD FOR THE REMAINDER OF 999 YEARS WITH AN ANNUAL GROUND RENT OF £50

MANAGEMENT COMPANY IS BRADLEY WOODS

MANAGEMENT COMPANY NO3 LIMITED SERVICE CHARGE OF £1188 PER ANUM

THE LEISURE COMPLEX HAS SERVICE CHARGE OF £756 PER ANUM (SERVICE CHARGE COSTS CAN BE PAID MONTHLY)

#### **Sports & Recreation**

Swimming Pool- A private, luxury swimming pool is available for residents. Gym- A fully equipped gymnasium is available for fitness training. Squash Court- A squash court is available for residents. 5 a Side Football Pitch- A 3G 5 a side football pitch is available. Tennis/Basketball Court- Both can be used by residents. Classes- A variety of classes are offered to residents such as, aqua zumba, badminton, bums & tums, childrens football, golf, gym fitness training, mens five a side football, pilates, swimming, table tennis, walking group, tennis and yoga.

#### **Social & Other facilities**

Bar- A licensed bar is available for residents and guests. Function Suite- The beautifully appointed function suite can be hired for various events.

Members Lounge- A lounge is available for members.

Private Hire- The function room and bar area are available for private hire for different occasions.

Catering- Food and drinks can be provided for events held at the centre.



### Communal Garden

To the front of the apartment there is a lovely courtyard garden with beautiful central water feature with fountain together with lawned areas, seating, planted trees, flowers and shrubs. There is also a further lawned communal garden at the rear which is bordered by conifers to provide privacy.

### Garage

Sandringham Court is approached through a feature arch and this leads to a tarmac parking area and garages. The garage for the apartment is in the block of four situated the left hand side and being the second garage in from the left. There are also parking spaces and the solar panels provide electricity to the external lighting and water feature.



**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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**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008** Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property.

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



## Simon Blyth Estate Agents

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