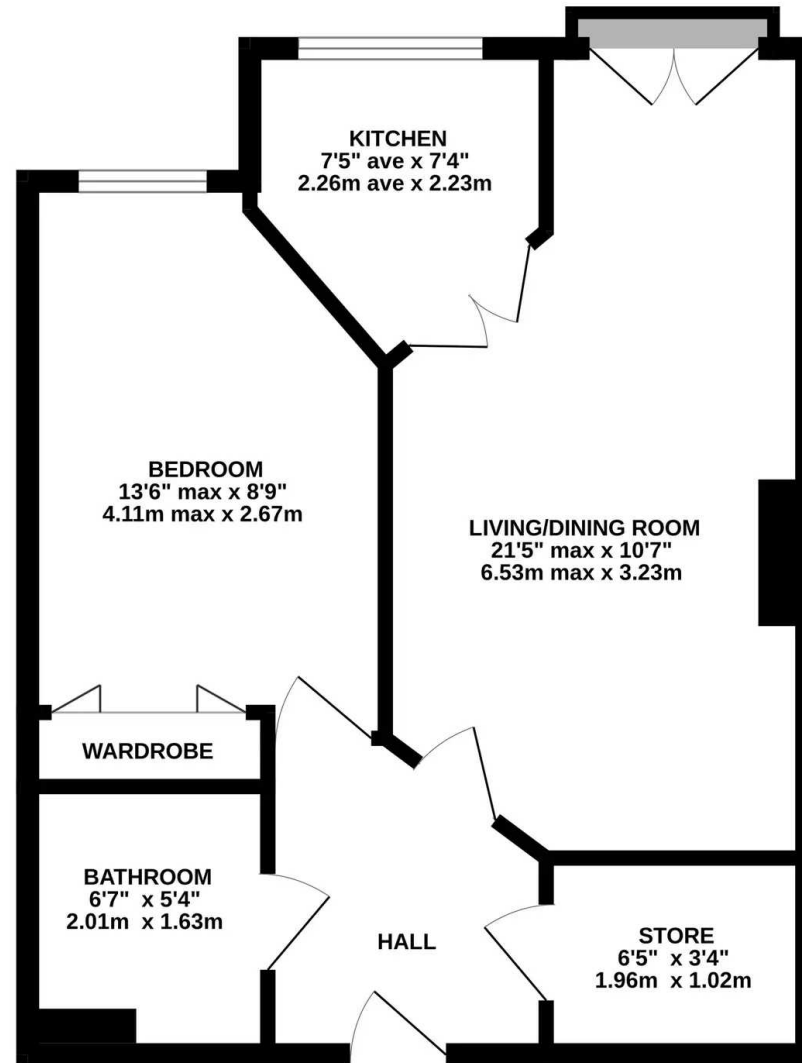




**7 Sykes Court St. Stephens Fold, Huddersfield**  
Huddersfield

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

A purpose built one bedroom garden apartment, designed for independent living and catering for the over 60's as a single person or over 60's and over 55's buying as a couple. There are services including communal lounge, laundry room and bin store, on site house manager, 24 hour care line, guest suite, communal gardens and opportunity to rent a parking space.

Shops, cafe's and restaurants are within walking distance of the village and just a short drive from J24 of the M62 linking East Lancashire to West Yorkshire. The apartment can be accessed by either stairs or lift and comprises, Entrance hall, large walk in storage cupboard, living/dining room, fitted kitchen, double bedroom with fitted wardrobe and bathroom.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C





### 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.

**Garden**

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

**Directions**

Using satellite navigation enter the postcode HD3 3SD





ADDITIONAL DETAILS – LEASE 125 YEARS FROM 2008

SERVICE CHARGE – £193.29 PCM

GROUND RENT – £425.00 PA

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



## Simon Blyth Estate Agents

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