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The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**McCARTHY STONE
RESALES**

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**McCARTHY STONE
RESALES**

56 SYKES COURT
ST. STEPHENS FOLD, HUDDERSFIELD, HD3 3SD



A WELL PRESENTED ONE BEDROOM SECOND FLOOR APARTMENT
SITUATED WITHIN A DESIRABLE RETIREMENT LIVING DEVELOPMENT
IN A MUCH SOUGHT AFTER AREA.

ASKING PRICE £179,950 LEASEHOLD

For further details, please call **0345 556 4104**
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ST. STEPHENS FOLD, HUDDERSFIELD

1 BED | £179,950

SYKES COURT

Sykes Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

LOCAL AREA

Lindley, a bustling village adorned with charming cafes, restaurants, and boutique retailers, boasts convenient access to essential services such as local doctors, pharmacists, and the hospital, all within strolling distance. Nestled just off one of Lindley's main streets, Sykes Court enjoys proximity to a range of amenities including a newsagents, convenience store, bakery, and post office, with a diverse array of shops available in Huddersfield centre, a mere 2 miles away. Moreover, the development benefits from excellent public transport links, with frequent buses connecting residents to Huddersfield and beyond, offering access to a wide range of destinations via both bus and rail

ENTRANCE HALL

Your front door with spy hole leads to the large entrance hall where there are illuminated light switches, a smoke detector, the apartment's security door entry system and the 24-hour Tunstall emergency response pull cord system are all situated in the hall. There is also a door to a walk-in storage cupboard/airing cupboard, containing the hot boiler system. with further doors lead to the lounge, bedroom and bathroom.

LOUNGE

This delightful living area benefits from double opening doors opening out to a Juliet balcony overlooking the development. There is ample space for dining and has a feature electric fire and stone effect surround and electric heater. There are TV and telephone points and a Sky/Sky+ connection point, ceiling lights, fitted carpets and raised electric power sockets. There are also partially double glazed doors lead onto the separate kitchen.

KITCHEN

Partially tiled fitted kitchen with a range of low and eye level units and drawers with a granite effect roll top work surface with inset stainless steel sink and drainer with mono lever tap and window above. Eye level oven, ceramic hob, cooker hood over and integral fridge freezer.

BEDROOM

Double bedroom with fitted, mirror fronted sliding wardrobes. Ceiling lights, TV and phone point, raised power sockets and wall mounted electric heater.

SHOWER ROOM

Fully tiled walls. fitted with a walk-in shower cubicle with glass sliding doors, electric shower above and hand rail. WC, vanity unit with sink and mirror above.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service charge £2,319.48 per annum (for financial year end 28/02/2025)

LEASE INFORMATION

Lease Length: 125 years from 2009

Ground rent: £425 per annum

Ground rent review: June 2024

Managed by: McCarthy and Stone Resales

CAR PARKING PERMIT SCHEME (SUBJECT TO AVAILABILITY)

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

