

BOULTONS

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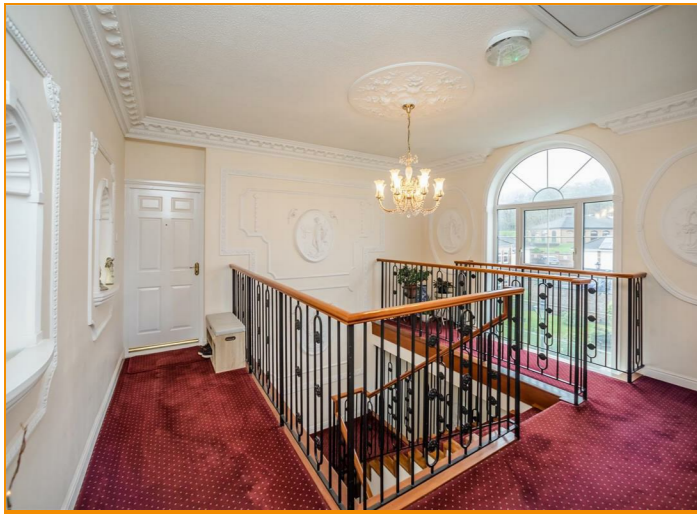
19 Sandringham Court Woodland Glade
Bradley, Huddersfield, HD2 1PY

£239,995



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A luxury two bedroom top floor penthouse style apartment within this popular and sought after complex known as Woodland Glade. Boasting exclusive leisure centre facilities within comfortable walking distance and enjoying spacious living arrangements including two double bedrooms, both with ensuite facilities two formal reception rooms and a contemporary fitted breakfast kitchen. Outside the apartment enjoys a balcony, well-stocked communal gardens and a single garage. The accommodation comprises: Entrance hallway, lounge with balcony, a modern fitted dining/breakfast kitchen, formal dining room or home office, master and guest bedrooms with fitted furniture and en-suite arrangements. As one would expect from a property of this calibre there is a central heating system & sealed unit double glazing throughout. This superb property is positioned to take advantage of long distance views from its balcony and the management committee have installed solar panels to assist with the cost of communal lighting thus keeping the service charge a reasonable level.

SITUATED ON THE 2ND FLOOR

COMMUNAL HALLWAY & STAIRS

Starting on the ground floor, you access through a securely monitored doorway that gives passage into a turned feature staircase which rises up to the top floor (second floor) where throughout your approach, there is attractive, plaster moulded detail on display along with wrought iron spindles, oak balustrades and excellent levels of natural light from the windows overlooking the manicured communal grounds and center piece fountain.

RECEPTION HALL

8'10" x 7'10"

Accessed via a composite front door and having a central heating radiator, cloaks and cupboard storage, housing the fuse board and there is an audio/visual secure intercom system to open the ground floor door to guests. The reception hall then opens up into an inner hall.

LOUNGE

14'1" x 13'9"

Enjoying excellent levels of natural light via the uPVC double glazed window and door which gives access to the balcony and from which distant views over the surrounding countryside can be enjoyed. There is attractive decorative cornice-work, ceiling rose, a central heating radiator and access to the formal dining room.

DINING ROOM

8'10" x 8'6"

Also enjoying the aforementioned views, central heating radiator, plaster coving/cornice and ceiling rose. An internal door leads through to the breakfast kitchen.

BREAKFAST KITCHEN

16'8" x 8'6" average

Fitted with a range of contemporary white high gloss wall and base units with stainless steel bar handle trim and enhanced by contrasting black granite working surfaces and matching upstands. The kitchen is further equipped with a four ring induction hob with black extractor canopy over, inset sink unit with recessed drainer and a one and a half bowl inset sink with mixer tap over. Additional appliances include a Siemens microwave oven, fitted Neff double oven, tallboy integrated fridge freezer and second separate freezer, also integrated. There is an integrated dishwasher and washing machine, pull out double bin, spotlights in the ceiling and a tiled feature wall with vertical designer radiator in black anthracite colour scheme with corresponding black accent tile detail behind. The working surfaces extend into a breakfast bar, providing a social and practical dining space. Positioned to the front elevation are two uPVC double glazed windows which take in an attractive outlook over the well-stocked communal front garden area.

MASTER BEDROOM

11'9" x 9'10" plus entrance

Enjoying excellent levels of natural light and the aforementioned views towards Emley Moor and the surrounding area via two uPVC double glazed windows. There is also a uPVC double glazed door leading to the balcony. Further to note is a range of fitted bedroom furniture including bedside drawers and over-bed cupboard storage units with additional reading lights, fitted dresser drawers and three double robes which provide a comprehensive range of hanging and shelving. There is a loft hatch in the ceiling allowing access to a roof void which is boarded out, providing additional storage space and includes shelving.

EN SUITE BATHROOM

6'10" x 6'6"

A well fitted, modern suite comprising panel bath with mixer tap over and a hand held shower attachment. You will also find a push button, concealed flush wc, bidet and vanity hand wash basin with chrome mixer tap over. Granite display tops and upstands, three quarter height part tiled splashbacks, a dual powered heated towel rail, both electric and from the central heating system, Dimplex fan heater, a chrome shaver socket and magnifying shaving mirror plus a large picture mirror with lighting over. Extraction and a range of useful medicine cupboards in a white high gloss finish with stainless steel bar handle trim.

BEDROOM TWO

13'5" to the robe x 9'6"

Also with a range of modern fitted furniture including floor to ceiling full width bank of robes comprising two double and two single robes boasting a range of hanging and shelving. There is also two matching bedside drawer units and a separate dresser style robe with drawer units beneath. On display is decorative coving, there is a central heating radiator and a uPVC double glazed window overlooking the ornamental communal gardens and fountain.

EN-SUITE SHOWER ROOM

7'3" x 4'5"

Well appointed with a granite top vanity basin and storage cupboard with fitted LED mirror over, low flush w.c, dual powered heated towel rail, Dimplex fan heater, porthole style uPVC double glazed window with privacy glass inset, part tiled splashbacks with mosaic trim and a walk-in double shower with black smoked glass door and splash screen.

OUTSIDE

Communal gardens to the front and rear provide year round colour, scent and interest. The central fountain is an eye-catching feature and directly off the lounge and master bedroom is an elevated balcony from which views over the surrounding district can be enjoyed.

GARAGE

A single garage with remotely operated up and over electric door, power, light and with solar panels installed on some nearby garages to provide top up power for the communal area including lighting.

COUNCIL TAX BAND D

TENURE

Leasehold, 999 year commencing 1991 with a Ground Rent of £50 PA and a Service Charge of £99 PCM There is a mandatory Charge for the Leisure Centre of £50 PCM.

WOODLAND GLADE

Buying a home on this development involves the membership of this exclusive leisure centre. It is situated in the heart of the development and just two minutes walk from The Green. It is for the sole use of residents and their guests. This centre provides first class leisure facilities including a heated indoor swimming pool with Jacuzzi and changing rooms, squash courts, 2 floodlit tennis courts, football pitch and a gymnasium. In addition there is a lounge bar with a wide variety of entertainment from live bands to family events.
<https://woodlandglade.com/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	