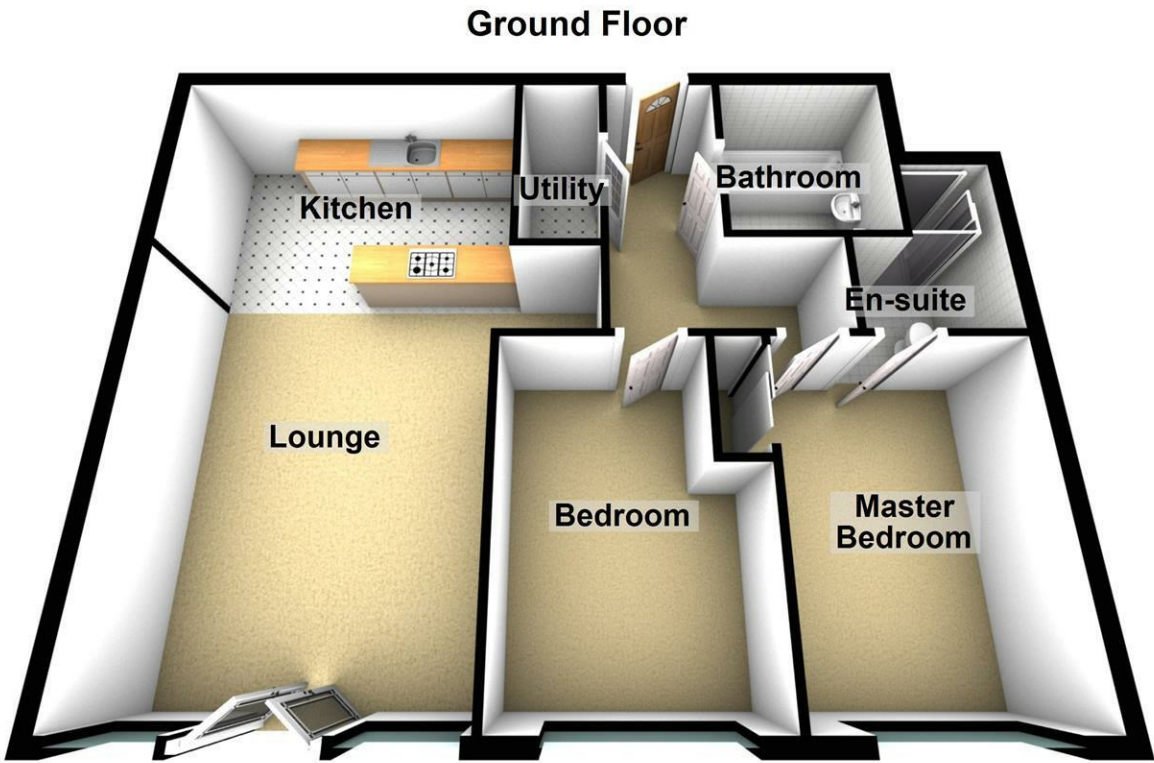


BOULTONS

54 JOHN WILLIAM STREET
HUDDERSFIELD
HD1 1ER
01484 515029



For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

Apartment 5, 262 Somersbury Court, Huddersfield



Somersbury Court
Almondbury, Huddersfield, HD5 8LZ

£279,995



sales@boultonsestateagents.co.uk • www.boultonsestateagents.co.uk

Registered in England no: 3604647 • Regulated by RICS



Welcome to this SUPERB ALL GROUND FLOOR apartment located in the desirable Somersbury Court on Somerset Road, on the fringe of Almondbury village centre and conveniently located for Huddersfield town centre.

This exceptional property is designed with comfort and convenience in mind, making it an ideal choice for those seeking an attractive downsize or more manageable lifestyle.

As you enter the apartment, you will be greeted by spacious and well-appointed accommodation that boasts two generously sized bedrooms and two modern bathrooms. The layout is thoughtfully designed to provide both privacy and a sense of openness, perfect for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this property is its ATTRACTIVE AND LOW MAINTENANCE GARDEN, easily accessible through the patio doors off the lounge. The apartment is one of the larger designs in this now established development as is situated within a gated community, ensuring a secure environment for residents and the property includes another rarity here; having TWO dedicated parking spaces.

Located close to both village and town centre amenities, you will find a variety of shops, supermarkets, cafes, and services just a short distance away. This prime location allows for a perfect blend of village life and urban convenience, making it easy to enjoy the best of both worlds.

In summary, this luxury "TRUE GROUND FLOOR" apartment at Somersbury Court is a remarkable opportunity for those looking to embrace a comfortable, secure and stylish lifestyle in a welcoming community. Don't miss the chance to make this exceptional property your new home.

ACCOMMODATION

RECEPTION HALL 14'7" x 9'1" max, 5' min

Featuring a security intercom system, a central heating radiator and access to all the principle rooms. There is a useful boiler/linen cupboard together with a cloakroom/utility cupboard.

UTILITY 5'8" x 3'

With plumbing for a washing machine, wardrobe style cloaks cupboard storage and useful shelving.

LIVING KITCHEN 25'8" x 13'9" plus the entrance

A bright and social room enjoying good levels of natural light through the French doors positioned to the front elevation which also allow easy access to the garden. The room is large enough to incorporate a dining area and there is a contemporary electric feature fire providing a focal point. Open plan in design adjacent to the kitchen.

KITCHEN AREA

The kitchen area is fitted with a range of contemporary wall and base units with complementary quartz worktops and matching upstands, base units and drawers which extend into a seating/breakfast bar area. The kitchen is further equipped with an integrated electric induction hob (Smeg), integrated fridge/freezer along with a Neff dishwasher and a Bosch oven plus a Smeg microwave oven. There is a most useful pull-out pantry style storage system within the units and the worktops incorporate a one and a half bowl inset sink unit with a mixer tap over. You will also find a stainless steel and glass extractor over the hob and part tiled splashbacks behind the sink.

BEDROOM 1 12'6" x 9'4"

Also enjoying excellent levels of natural light through the uPVC double glazed picture window and there is a range of fitted furniture including a double and single robe which provide a range of hanging and shelving. Central heating radiator.

EN SUITE 8'6" x 5'6"

Very well fitted with a double shower, half pedestal hand wash basin with mixer tap over, pushbutton flush wc with Grohe fitments, underfloor heating, complementary tiled walls and an electric heated towel rail.

BEDROOM 2 13'4" max x 8'3" max

Also with a large uPVC double glazed picture window, central heating radiator and a range of fitted furniture comprising a double robe with a range of hanging and shelving within.

SHOWER ROOM 8' x 4'5"

Converted into a wet room with a non-slip floor, complementary tiled walls, push button flush wc with a Grohe fitment and a half pedestal hand wash basin with mixer tap over.

OUTSIDE

There is an attractive, enclosed low maintenance patio garden easily accessible from the patio doors in the lounge. There are additional communal grounds surrounding the property to enjoy including a summerhouse and of particular note for the subject property is the two private parking spaces within the secured private parking area all tucked away behind remotely operated electric gates.

TENURE TENURE

Long leasehold for the unexpired term of the 150 year lease, initial ground rent £150 per annum. Service charge, £146.32 pcm

COUNCIL TAX BAND B

AGENTS NOTES

Featuring a Dakin heat pump central heating system providing low carbon and environmentally friendly system. You will find secure car parking and in this instance there are two designated spaces. The windows are of upvc double glazed construction and there is underfloor heating to en suite shower area. A communal CCTV system along with secure intercom access services the building.

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		
England & Wales		
EU Directive 2002/91/EC		