Sykes Court St. Stephens Fold, Lindley, Huddersfield, HD3 3SD

£175,000

bramleys

Situated within a sought-after McCarthy Stone development designed exclusively for the over 60s, this immaculately presented ground floor apartment offers comfortable, independent living with the added benefit of a welcoming community around you.

Enjoy time in the communal lounge, relax in the beautifully maintained gardens or simply enjoy the privacy of your own apartment. With an on-site house manager, 24-hour care line and guest suite available for visiting family and friends, the development has been designed to make day-to-day living that little bit easier.

The property enjoys a pleasant outlook over the well maintained communal gardens, as well as having a secure communal entrance, communal lounge with kitchen, laundry room, bin store, on site house manager, 24 hour care line, *guest suite and the opportunity to rent a *parking space if required. (*charges apply).

This ground floor apartment requires an internal viewing to appreciate the accommodation which briefly comprises:- entrance hall with large walk-in storage cupboard, lounge with dining area, separate fitted kitchen with integrated appliances , double bedroom with built-in wardrobes and shower room.

The apartment is ideally placed for all local amenities within the centre of Lindley, with a variety of shops, cafes and restaurants to choose from, together with J.24 of the M62 motorway being a short drive away.

OFFERED FOR SALE WITH NO VENDOR CHAIN & VACANT POSSESSION

GROUND FLOOR:

Communal Entrance

The communal hallway is where the on-site manager's office is located. There is also a large communal lounge with kitchen, laundry room and guest suite. From here there is a lift or stairs leading to the first first floor level. Apartment 19 can be found on the ground floor, to the left of the main communal entrance.

Entrance Hall

The apartment entrance hall has an electric wall heater and access to a large walk-in store cupboard.

Lounge/Dining Area

21'8" max x 10'8" (6.60m max x 3.25m)

This welcoming reception room has a fireplace surround with electric fire, electric heater and double glazed window which overlooks the rear communal gardens. Twin glazed doors give access to the kitchen. Please note, although this apartment is situated on the ground floor, the communal garden cannot be accessed directly from the apartment.

Kitchen

7'5" x 6'11" (2.26m x 2.11m)

The kitchen has a range of wall and base units with working surfaces over, an inset stainless steel sink unit and tiled splash backs. Integrated appliances include an oven and electric hob with extractor hood over, as well as a uPVC double glazed window overlooking the communal gardens.

Bedroom

17'2" max x 9'2" max (5.23m max x 2.79m max)

This spacious double room has a fitted wardrobe with mirrored fronts, an electric heater and a uPVC double glazed window, which provides a pleasant outlook over the communal gardens.

Shower Room

The shower room is accessed from the entrance hall and is furnished with a large walk-in shower, low flush WC and a vanity sink unit. There is also tiling to the walls and a heated towel rail.

OUTSIDE:

The property has access to secure, well stocked and maintained communal gardens comprising lawned areas, pathways and patio area with pergola. There is external security lighting and off road parking space available to rent (if required).

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Trinity Street (A640) and proceed straight ahead at the roundabout into Westbourne Road. Follow the road up and take the third exit at the roundabout into Acre Street. Continue along this road which in turn leads onto Lidget Street and turn left onto St Stephen's Fold.

TENURE & SERVICE CHARGE:

Leasehold - Term: 125 years from 01/06/2009

Ground Rent: £425 per annum

Service Charge: £214.04 per month (2026 period)

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

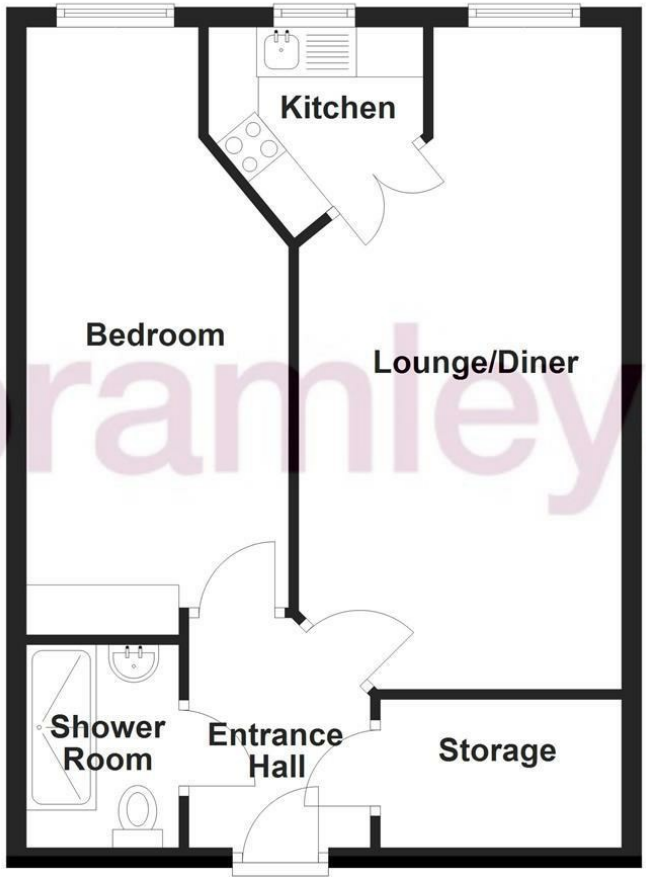
ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

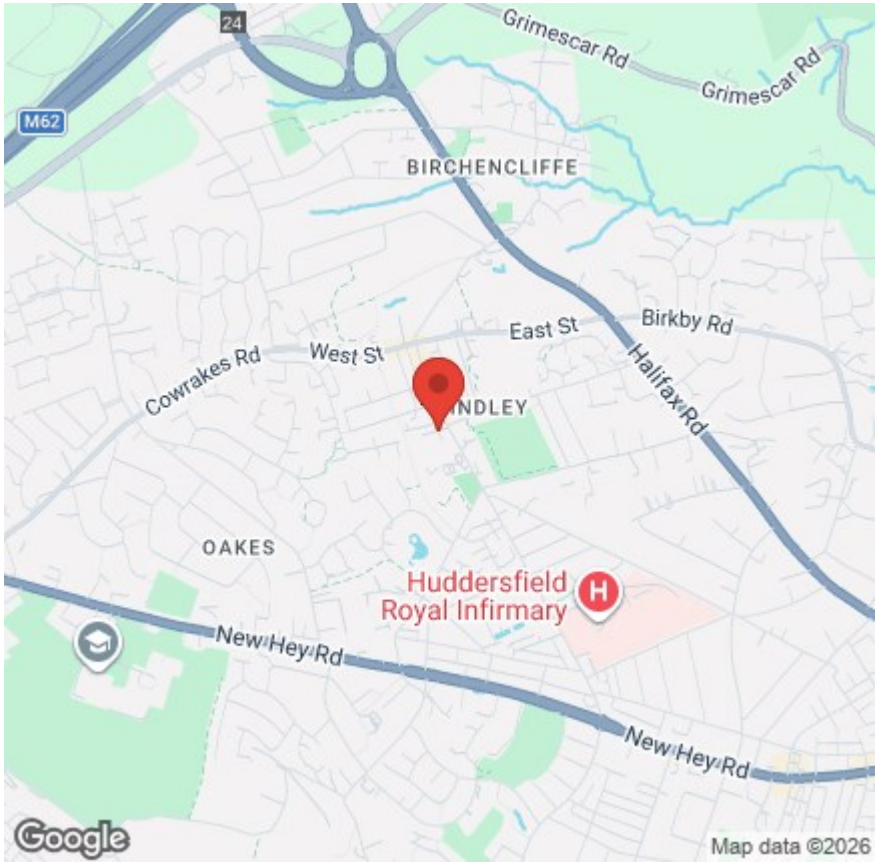
VIEWINGS:

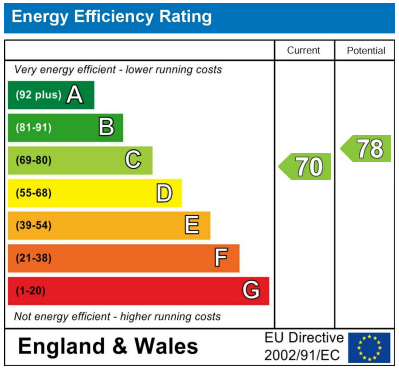
Please call our office to book a viewing on 01484 530361.

Ground Floor



NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.





CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu 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