Apartment (EPC Rating: C)

58 SYKES COURT, HUDDERSFIELD, WEST YORKSHIRE, HD3 3SD

Offers Over

£212,000

Jowett
CharteredSurveyors & EstateAgents

2 1 1 C

2 Bedroom Apartment located in Huddersfield

Vacant possession is available on this luxury second floor apartment, set in sheltered accommodation and offering tastefully appointed decoration and fittings throughout. The apartment has an appealing aspect overlooking gardens to the west of the McCarthy & Stone development. It enjoys the afternoon sun and has been tastefully decorated with modern fittings, electric heating system and upvc sealed unit double glazing.

COMMUNAL LOBBY AND ENTRANCE HALL

With stairs and lift down to the lower ground floor, and up to the first and second floor. The second floor landing area gives access towards No 58 Sykes Court from the lift.

58 SYKES COURT

ENTRANCE HALL

17'2 x 6'9"

Entrance door with 3 generous walk in store cupboards, illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall, fitted Dimplex wall heater.

SITTING ROOM

10'7" x 21'9

Fitted log effect living flame fire, modern fire surround, Juliet balcony and French doors to rear overlooking the picturesque gardens

KITCHEN

7'5 x 7'7

Single drainer stainless steel sink unit, fitted cupboards, drawers, wall units, fitted fridge and fitted freezer, 4 ring electric hob, built in electric oven, part tiled walls, extractor fan, window and garden view to rear

BEDROOM 1

9'5" x 14'5"

Built in wardrobes, window to rear with garden view, Dimplex radiator

BEDROOM 2

9'3" x 14'5

With Dimplex radiator, window and garden view to rear

BATHROOM

9'5" x 6'10"

4 piece suite including paneled bath, walk in shower compartment, tray and drying area, vanity unit, fully tiled walls, low flush wc, wall mounted electric heater, ceiling spotlighting

OUTSIDE

Communal gardens, pathways, patio areas, pergola feature, well stocked landscaped gardens with extensive lawns, mature trees, paved areas, a natural habitat for bird and wildlife, external security lighting and carparking space available at the time of going to press for £250 per annum.

TENURE

Long leasehold for unexpired term of 125 year lease. The ground rent and service charge to be confirmed.

SERVICES

Mains sewer drainage, water and electricity are laid on. There is no gas to the subject property. There is a water meter

VIEWING

Strictly by telephone appointment via Jowett Chartered Surveyors. Telephone 01484 536799 or email info@jowett-huddersfield.co.uk

COUNCIL TAX BAND

C

ENERGY BAND

C

DIRECTIONS

From Huddersfield proceed along the A640 New Hey Road via Trinity Street to the roundabout by the Junction Public House near Greenhead Park. At this roundabout carry straight on for a further half a mile turn right by the Bay Horse Public House roundabout and ascend Acre Street, past the Huddersfield Royal Infirmary hospital towards Lindley centre. After a further half a mile from the roundabout go past St Stephens Church on the left and then turn left into the narrow St Stephen's Fold opposite Holly Bank Road on the right, and just before Temple Street on the left. The development and car park will be seen on the left-hand side. There are visitors' spaces in the car park.

SOLICITORS

TBC

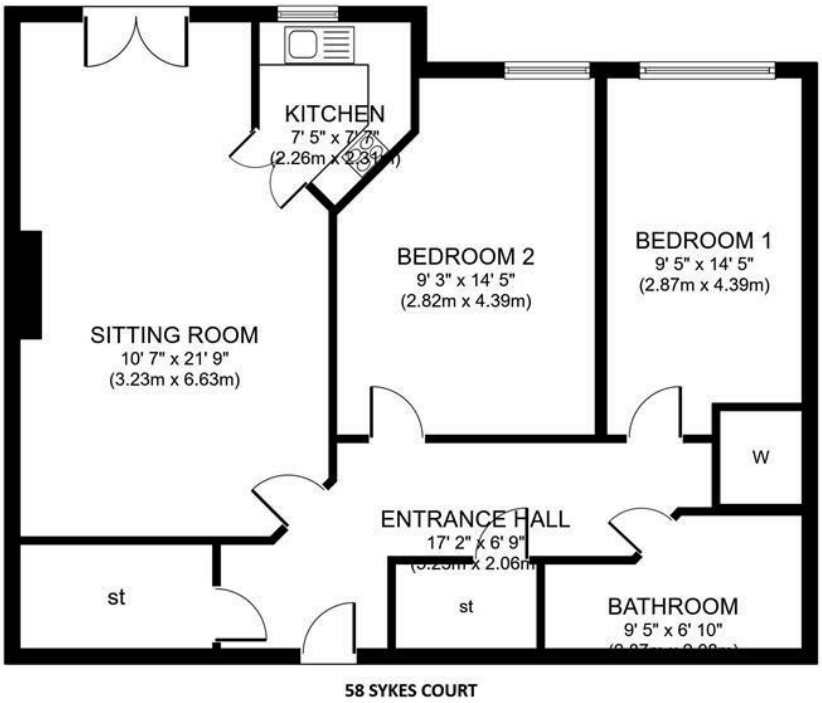
EXTRAS

Carpets, curtains, blinds and light fittings included as seen.

NB

Measurements given relate to width by depth taken from the front of the building for floor plan purposes. All measurements given are approximate and will be maximum where measured into chimney alcoves, bay windows and fitted bedroom furniture, unless otherwise previously stated. None of the services or fittings and equipment have been tested and no warranties of any kind can be given

58 SYKES COURT, LINDLEY, HD3 3SD



58 SYKES COURT

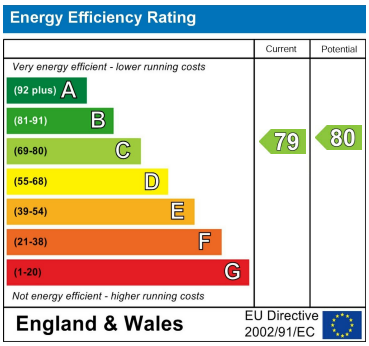
call into our office at 64 Lidget Street, Lindley, HD3 3JR or call us on

01484 536 799

Council Tax Band

C

Energy Performance Graph



Call us on

01484536799

info@jowett-huddersfield.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.