

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

Fixed Asking Price £235,000

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This superb, ground floor apartment is one of the larger properties within this McCarthy & Stone development. Designed for independent living and catering for the OVER 60's.

The apartment is ideally located, within walking distance for all local amenities within the centre of Lindley which has a variety of shops, cafe's and restaurants to choose from, together with J.24 of the M62 motorway being a short drive away. The accommodation briefly comprises:- entrance hall with built-in storage cupboards, lounge with dining area and Juliet balcony, kitchen, separate shower room and two double bedrooms one with en-suite facilities and walk-in wardrobe.

Enjoying well maintained communal gardens, 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)

EARLY VIEWING ESSENTIAL TO AVOID MISSING OUT!





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 20 can be found on the ground floor, to the left of the main communal entrance.

APARTMENT 20

Entrance Hall

The entrance hall has a Dimplex electric wall heater and access to a large walk-in store cupboard. There is a further built-in cupboard with shelving and boiler cupboard which provides linen storage.

Lounge with Dining Area

10'7" max x 20'10" (3.23m max x 6.35m)

This welcoming reception room has a fireplace surround with electric fire, Dimplex heater and Juliet balcony with French doors overlooking the rear communal garden. 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 French doors.

Kitchen

7'11" max x 7'4" (2.41m max x 2.24m)

The kitchen has a range of wall and base units with working surfaces over and tiled splash back, integrated appliances include oven, electric hob with extractor hood over, fridge and freezer. There is a stainless steel sink unit and a uPVC double glazed window overlooking the communal gardens.

Master Bedroom

15'7" x 9'7" (4.75m x 2.92m)

This spacious double room has a Dimplex electric heater and a uPVC double glazed window which also overlooks the communal gardens. The master bedroom has access to a large walk in wardrobe with interior light, hanging space shelving.

En suite Shower Room

Having tiled walls and furnished with a vanity sink unit, low flush WC and shower cubicle. There is also a wall mounted electric fan heater and a uPVC double glazed window.

Bedroom 2

13'5" excluding wardrobes x 9'4" (4.09m excluding wardrobes x 2.84m)

This second double room has an electric Dimplex heater, a uPVC double glazed window to the rear and built-in wardrobes with mirrored folding door fronts.





Shower Room

The shower room is accessed from the entrance hall and is furnished with a large walk-in shower with grab rails and fitted seat, low flush WC and a vanity sink unit. There are also tiled 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: 30 June 2010

Term : 125 years from and including 1 June 2009.

Ground Rent: £495 per annum

Service Charge: £321.06 per calendar month (£3,852.68 per annum for the period 2026-2027)

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.



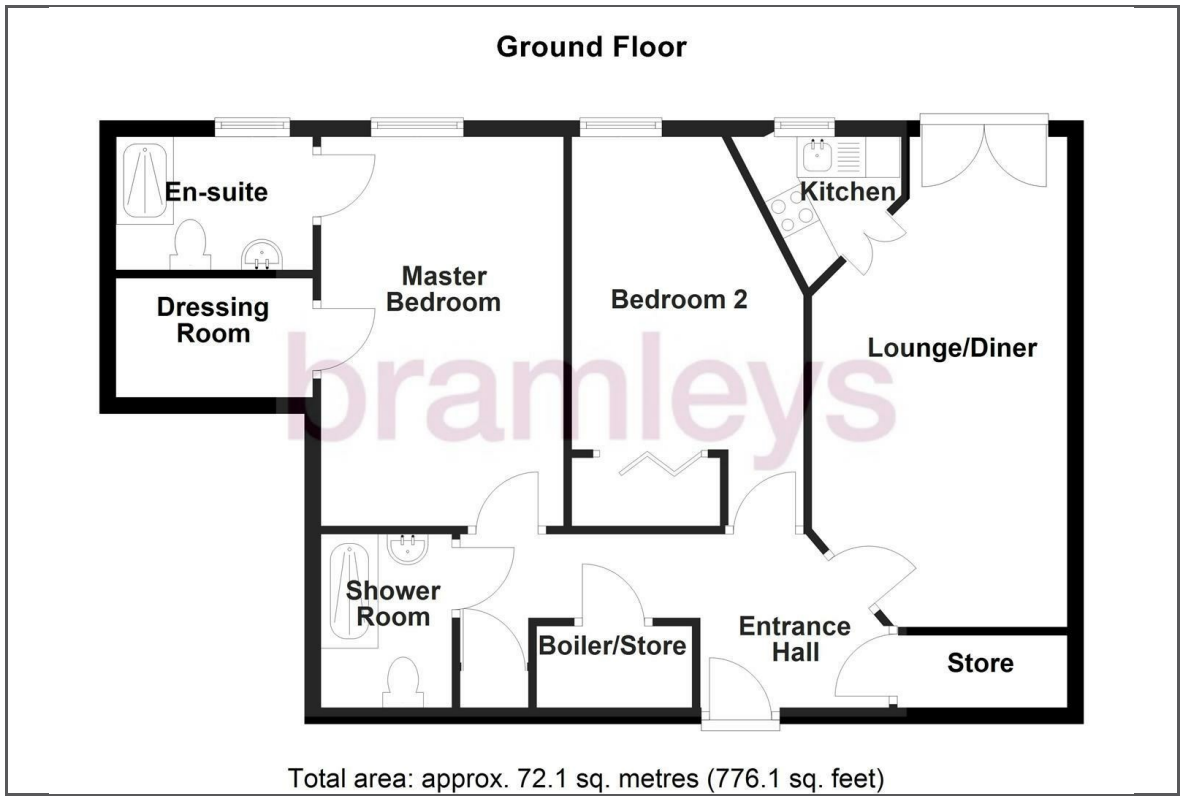








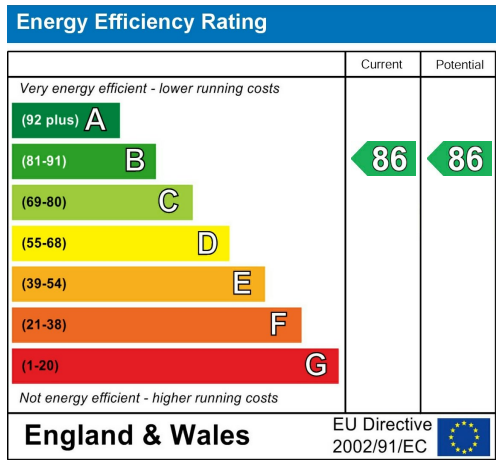












CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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