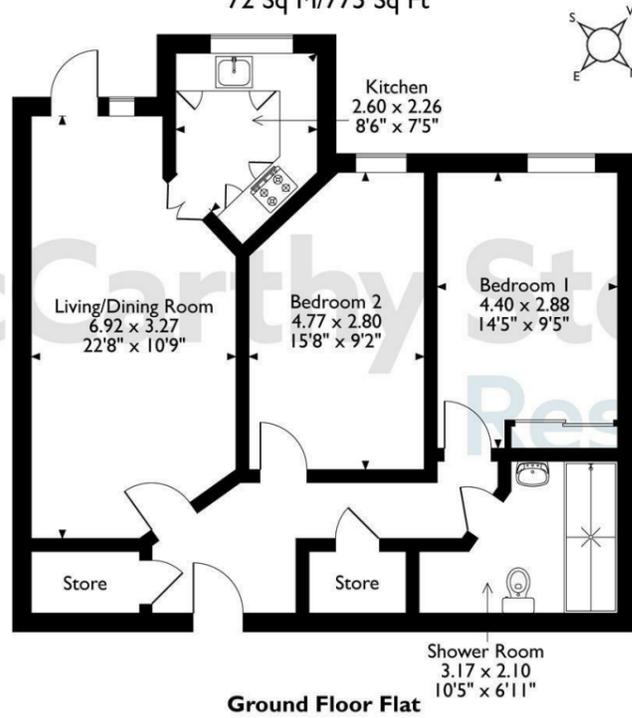


26 Sykes Court, St. Stephens Fold, Huddersfield
Approximate Gross Internal Area
72 Sq M/775 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		70	
(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		

26 Sykes Court

St. Stephens Fold, Huddersfield, HD3 3SD



Asking price £260,000 Leasehold

A GROUND FLOOR TWO BEDROOM APARTMENT with a beautiful PATIO AREA. Close to Lindley amenities and transport links, Sykes Court is an age exclusive McCarthy Stone retirement living development for the OVER 60'S.

Call us on 0345 556 4104 to find out more.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Sykes Court, St. Stephens Fold, Huddersfield

Sykes Court

Sykes Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Local Area

Lindley itself is a quiet residential suburb of nearby Huddersfield. Sykes Court is situated just off one of Lindley's main streets and as a result conveniently placed for the local shops including Sainsburys, a newsagents, convenience store, bakers, butchers, chemist, library and post office with a greater selection of shops in Huddersfield centre just 2 miles away. The development is well served by public transport with regular buses into Huddersfield from where a far wider variety of destinations can be reached by both bus and rail. Regular buses to Halifax.

Entrance Hall

Front door with spy hole leads to the large entrance hall

- the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway doors lead to the lounge, bedrooms and bathroom. There are doors to two walk-in storage cupboard/airing cupboards. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall.

Lounge

Bright and airy lounge with open doors leading to a beautiful east facing patio area. There is ample space for dining and a feature electric fire with surround which acts as an attractive focal point. TV and telephone points, two ceiling lights, carpet flooring and raised electric power sockets. Partially glazed doors lead onto a separate kitchen. New radiator was fitted in August.

Kitchen

Fully fitted kitchen with a range of modern low and eye level units and drawers with work surface. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood, fridge and freezer.

Master Bedroom

Double bedroom with window with views. There is a built in mirror fronted wardrobe, TV and telephone points, ceiling light, fitted carpets and raised electric power sockets.

Bedroom Two

Double bedroom with window with views. TV and telephone points, ceiling light, fitted carpets and raised electric power sockets.

Bathroom

A modern bathroom with a walk in shower, with hand rail and seat, WC, vanity unit with sink and mirror above.

2 bed | £260,000

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

ANNUAL SERVICE CHARGE: £3,852.68 for the financial year ending 28/02/2027.

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Car Parking Permit Scheme-subject to availability

Parking is by allocated space subject to availability. The fee is £250 per annum.. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Leasehold Information

Lease: 125 years from 1st June 2009

Ground rent: £495 per annum

Ground rent review: 1st June 2024

Managed by: McCarthy Stone Management Services

