



## 11 Sandringham Court

Bradley, Huddersfield, HD2 1PY

£745 PCM





Offered for let is this one bedroom first floor part-furnished apartment. Occupying a private courtyard development the occupier will benefit from grounds landscaped in a Mediterranean theme with focal central fountain externally and common areas having Greek/Roman wall sculptures. Parking is provided and includes a single garage with vehicle access beneath a bridged clock tower entry way. As well as the furnishings within the property the tenant will automatically as a resident have access to the adjacent 'Woodland Glade' Sports & Recreational facility which includes swimming pool, tennis courts, gymnasium facilities & licensed bar.

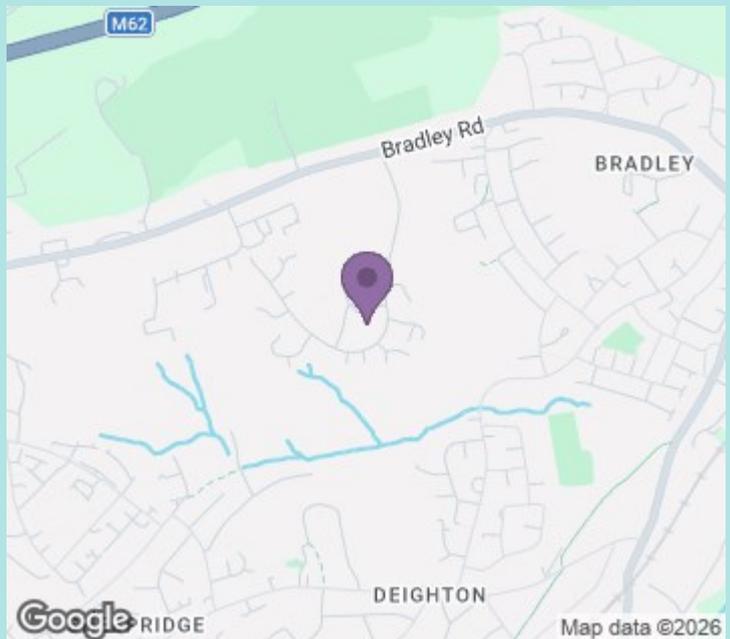
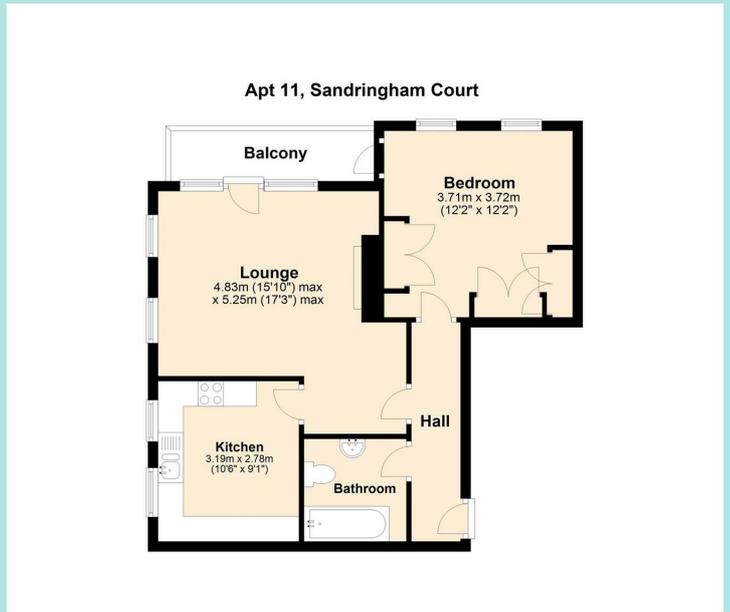
**Accommodation:**

Having shared communal entrance and stairwell with just one other dwelling the property is situated at first floor level and briefly comprises of a hallway with intercom, lounge having dual aspect windows, inset gas fire, and balcony (south-east facing), separate kitchen with a range of base, drawer and wall units plus incorporating integrated oven/microwave and four plate hob, plus free standing white goods. Double bedroom with ample fitted wardrobes and units as well as dresser, benefits from secondary direct access onto the house balcony. Bathroom having three piece suite to include low flush WC, sink pedestal, panel bath with electric shower above. Tastefully part furnished in keeping with the development the property would be suited to a single professional or more mature couple.

**Location:**

Situated off Bradley Road is this secluded residential development accessed along a no through road through woodland. Sandringham Court itself has accommodation to three sides and is enclosed by garages along the fourth to ensure a private shared landscaped common area. The sports and recreational centre is a short stroll across the adjacent road. Bradley itself provides excellent access to J25-J24 of the M62 motorway network and also good links to nearby Brighouse and Huddersfield via both bus links and private transport.

Council tax band: C  
 EPC rating: C  
 Deposit: £859



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