



McCarthy & Stone  
RESALES

49 Sykes Court St. Stephens Fold, Huddersfield, HD3 3SD  
Asking price £155,000 Leasehold

For further details  
please call 0345 556 4104

# 49 Sykes Court St. Stephens Fold, Huddersfield, HD3 3SD

A DELIGHTFUL ONE BEDROOM RETIREMENT APARTMENT WITH A JULIET BALCONY LOCATED CLOSE TO LOCAL AMENITIES AND ON A BUS ROUTE WITHIN A MCCARTHY AND STONE RETIREMENT LIVING DEVELOPMENT

## 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 a newsagents, convenience store, bakes 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.

## Entrance Hall

Your front door with spy hole leads to the large entrance hall where there are illuminated light switches, a smoke

detector, the apartment's security door entry system and the 24-hour Tunstall emergency response pull cord system are all situated in the hall. There is a door to a walk-in storage cupboard/airing cupboard and further doors lead to the lounge, bedroom and bathroom.

## Lounge

This delightful living area benefits from double opening doors opening out to a Juliet balcony overlooking the development. There is ample space for dining and has a feature electric fire and stone effect surround and wall mounted electric heater. There are TV and telephone points and a Sky/Sky+ connection point. Two ceiling lights, fitted carpets, raised electric power sockets. Partially double glazed doors lead onto the separate kitchen.

## Kitchen

Partially tiled fitted kitchen with a range of low and eye level units and drawers with a granite effect roll top work surface with inset stainless steel sink and drainer with mono lever tap and window above. Eye level oven, ceramic hob, cooker hood over and integral fridge freezer.

## Bedroom

Double bedroom with fitted, mirror fronted sliding wardrobes. Ceiling lights, TV and phone point, raised power sockets and wall mounted electric heater.

## Shower room

Tiled walls and carpeted flooring. Fitted with a walk-in shower cubicle with glass sliding doors, electric shower above and hand rail. WC, vanity unit with sink and mirror above.

## Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments

- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

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

## Lease Information

Lease Length: 125 years from 2009

Ground rent: £425 per annum

Managed by: McCarthy and Stone Resales

## Car Parking Permit Scheme (Subject to availability)

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

McCarthy & Stone Resales Limited | 0345 556 4104 | [www.mccarthyandstoneresales.co.uk](http://www.mccarthyandstoneresales.co.uk)  
 Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ  
 Registered in England and Wales No. 10716544

