

PRICE REDUCTION


McCarthy & Stone
RESALES



10 Sykes Court St. Stephens Fold, Huddersfield, HD3 3SD
Asking price £235,000 Leasehold

For further details
please call 0345 556 4104

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A GROUND FLOOR TWO BEDROOM APARTMENT with PATIO AREA onto SECLUDED AREA of LANDSCAPED GARDENS. Well presented, being recently decorated. Good storage options. Close to Lindley amenities and transport links. McCarthy Stone retirement living for the OVER 60'S.

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.

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 three 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 window and door to private patio area in a secluded part of the well maintained communal gardens. 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, laminate flooring and raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

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. UPVC double glazed window.

Master Bedroom

Double bedroom with window with views towards the rear gardens. Window shutters. 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 towards the rear gardens. window shutters. TV and telephone points, ceiling light, fitted carpets and raised electric power sockets.

Bathroom

Fitted with suite comprising a shower cubicle, bath with hand rail, WC, vanity unit with sink and mirror above.

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

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 u £250 per annum.. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

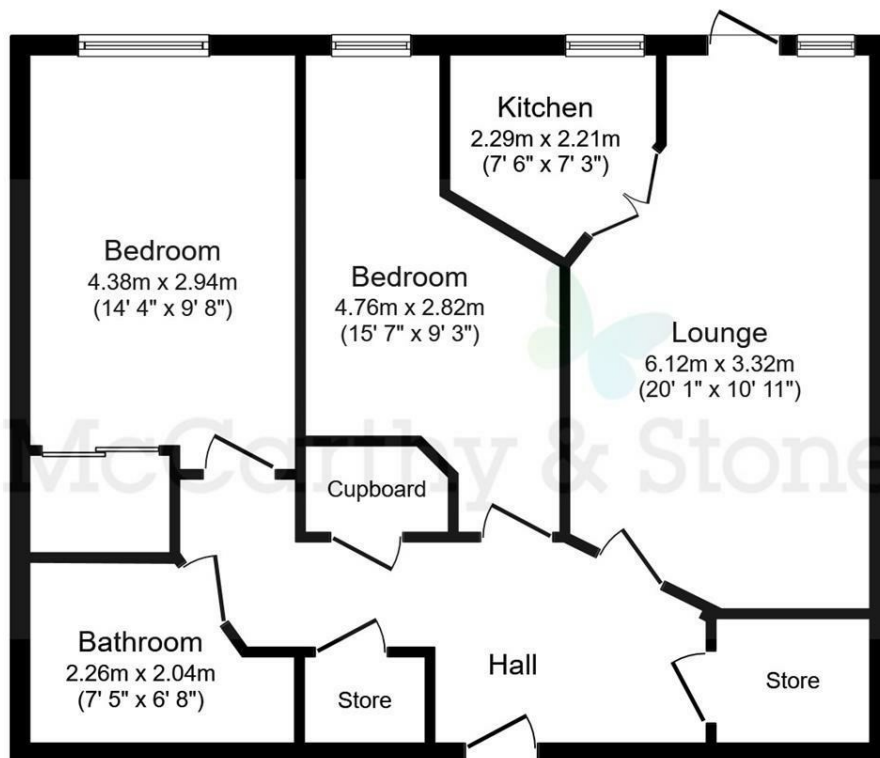
Leasehold Information

Ground rent: £495 per annum

Lease length: 125 years from 2009

Managed by: McCarthy Stone Management Services





Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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

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



