Peter David Properties Ltd

Residential Sales and Lettings

# Apartment 19 Sykes Court St. Stephens Fold

Lindley, Huddersfield, HD3 3SD

**Offers in the region of £175,000**

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### Communal Reception Lobby
Communal stairs, lift, lounge, landing and reception area. Access top the property on the first floor.

### Entrance Hallway
Access the apartment via a composite door into this spacious entrance hallway with netural carpet. There is a large cupboard which provides ample storage space, an intercom system and a safety alarm. Access to living room, bedroom and bathroom.

### Living Room
A spacious reception room with a neutral carpet and an electric fire with a marble hearth and wood surround. There is PVCu window to the rear elevation enjoying splendid views into the communal gardens Access to the kitchen.

### Kitchen
A modern kitchen with vinyl flooring, matching wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of: an eye level electric oven, an electric hob with an extractor fan, a fridge and a freezer. There is a stainless steel sink and drainer under a PVCu window which overlooks the gardens.

### Bedroom One
A spacious bedroom with fitted wardrobes and a neutral carpet. There is a floor to ceiling PVCu window to the rear which allows plenty of natural light.

### Bathroom
A modern and luxury fully tiled bathroom. Comprising of: WC, wash basin with vanity unit, a walk in shower with sliding glass door. Benefiting from a heated towel rail, wall mirror and cabinet.

### Exterior
The property has communal gardens,to the rear paved pathways and a residents car park to the front aspect. Parking spaces are available at £250 per annum subject to availability.

### Tenure
Long Leasehold, ground rent £450 per annum. Service charge £150 per calendar month. The service change includes the cleaning and maintenance of communal areas, building insurance, communal laundry , reception and emergency call system.

### Mortgages
We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

### Disclaimer
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the

dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

## Road Map

## Hybrid Map

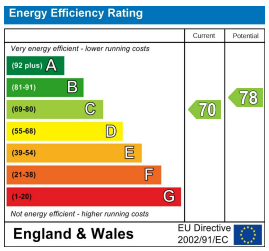
## Terrain Map

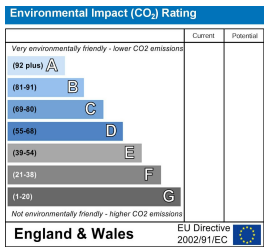
## Floor Plan

## Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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