

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 19 Sykes Court St. Stephens Fold

Lindley, Huddersfield, HD3 3SD

**£185,000**

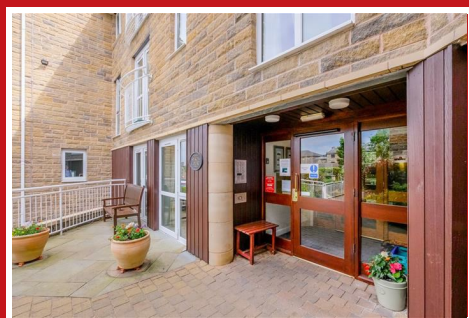




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## Communal Reception Lobby

Secured access to the communal areas, stairs, lift, lounge, landing, laundry, guest suite and reception area. Access to the property on the ground floor.

## Entrance Hallway

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

## Living Room

A spacious living room with a neutral carpet. An electric fire with a marble hearth and wood surround makes an ideal focal point. There is a 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: a low level electric oven, an electric hob with an extractor, a fridge and a freezer. There is a stainless steel sink and drainer under a PVCu window overlooking the splendid rear gardens.

## Bedroom One

A spacious bedroom with a neutral carpet. Benefitting from fitted wardrobes with mirrored sliding doors and a floor to ceiling PVCu window to the rear which allows plenty of natural light and wonderful views of the garden.

## Walk in Shower Room

A modern and luxury fully tiled walk in shower room.

Comprising of: WC, a wash basin with vanity unit and a walk in shower with a sliding glass door. Benefiting from a heated towel rail, wall mirror and cabinet.

## Exterior

The property has splendid 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.

## Mortgages

We recommend Chris Terry at Naomi Financial, 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.

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Road Map



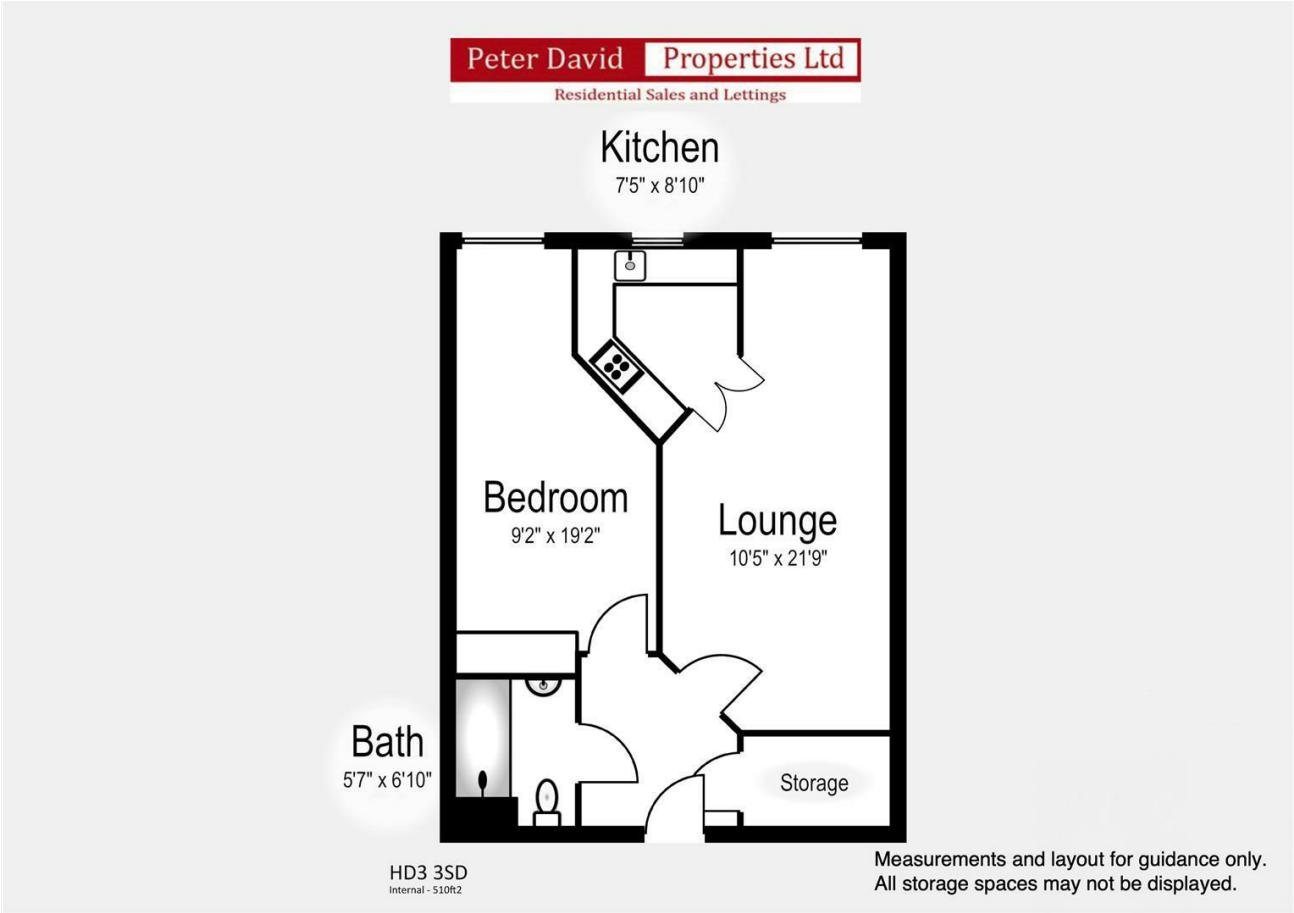
Hybrid Map



Terrain Map



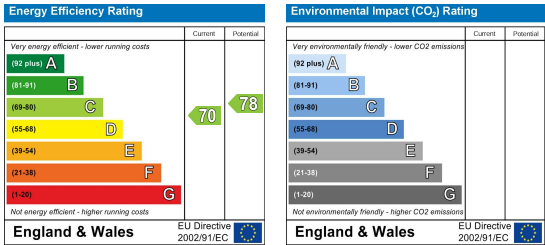
Floor Plan



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.

5c The Craggs Country Business Park  
New Road, Cragg Vale  
Hebden Bridge, HX7 5TT

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: [halifax@peterdavid.co.uk](mailto:halifax@peterdavid.co.uk)

T: 01484 719191  
E: [brighouse@peterdavid.co.uk](mailto:brighouse@peterdavid.co.uk)

T: 01422 844403  
E: [hebdenbridge@peterdavid.co.uk](mailto:hebdenbridge@peterdavid.co.uk)

T: 01484 719191  
E: [huddersfield@peterdavid.co.uk](mailto:huddersfield@peterdavid.co.uk)