



Apartment 34, Sykes Court, St. Stephens Fold, Lindley, Huddersfield, HD3 3SD

£230,000

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This 2 bedroom, first floor apartment is located within a McCarthy & Stone development which was designed for independent living and caters for the OVER 60's as a single person (or over 60's and over 55's if buying as a couple). Enjoying well maintained communal gardens, communal lounge with kitchen, laundry room, bin store, on site house manager, 24 hour care line, guest suite and opportunity to rent a parking space if required. The apartment is ideally placed for all local amenities within the centre of Lindley with a variety of shops, cafe's and restaurants to choose from, together with J.24 of the M62 motorway being a short drive away. The apartment can be accessed by either stairs or lift and comprises: entrance hall with large walk in storage cupboard, lounge with dining area, separate fitted kitchen with integrated appliances , 2 double bedrooms and a 4 piece bathroom. NO VENDOR CHAIN & VACANT POSSESSION

Energy Rating: B



GROUND FLOOR:

A secure communal entrance door gives access to the entrance vestibule.

Communal Entrance

The communal hallway is where the on-site manager's office is located. There is also a large communal lounge with kitchen, laundry room and guest suite. From here there is a lift or stairs leading to the first floor level where this apartment is located.

FIRST FLOOR:

Entrance Hall

Having an electric wall mounted heater, large store room and a further built-in cupboard which provides additional storage and houses the fuse box.

Lounge/Dining Room

15'4" average x 14'8" max (4.67m average x 4.47m max)

This spacious reception room has French doors to a Juliet balcony. There is also an electric wall mounted heater, wall mounted store cupboards and double doors to the kitchen.



Kitchen

9'0" x 7'6" max (2.74m x 2.29m max)

Enjoying natural light from the Velux window, the kitchen is fitted with a range of wall and base cupboards with working surfaces over and tiled splash backs, drawers, inset stainless steel sink unit and integrated appliances to include a 4 ring electric hob with extractor over, electric oven, integrated fridge, freezer and dishwasher.

Bedroom 1

15'5" max x 8'10" max (4.70m max x 2.69m max)

This good size double room has fitted wardrobes with folding mirrored door fronts, wall mounted bedside cabinets, wall mounted electric heater and a uPVC double glazed window.

Bedroom 2

9'6" max x 14'4" max (2.90m max x 4.37m max)

Another good double room with electric wall mounted heater and a uPVC double glazed window.

Bathroom

Having tiled walls and a 4 piece suite comprising shower enclosure with hand rail, bath with wall mounted hand rail, low flush WC and a vanity sink unit with storage beneath.



OUTSIDE:

The property has direct access to well stocked, maintained, communal gardens comprising lawned areas, pathways and patio area with pergola. There is external security lighting and a car parking space is available to rent (if required).

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Trinity Street (A640) and proceed straight ahead at the roundabout into Westbourne Road. Follow the road up and take the third exit at the Bay Horse roundabout into Acre Street. Continue along this road which in turn leads onto Lidget Street and turn left onto St Stephen's Fold.

TENURE AND SERVICE CHARGE:

Leasehold - Term: 125 years from 11/02/2011

Ground Rent: 2 payments of £247.50 (2025/2026) / £495 per annum.

Service Charge: £297.50 pcm / £3,569.50 per annum.

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

C

MORTGAGES:

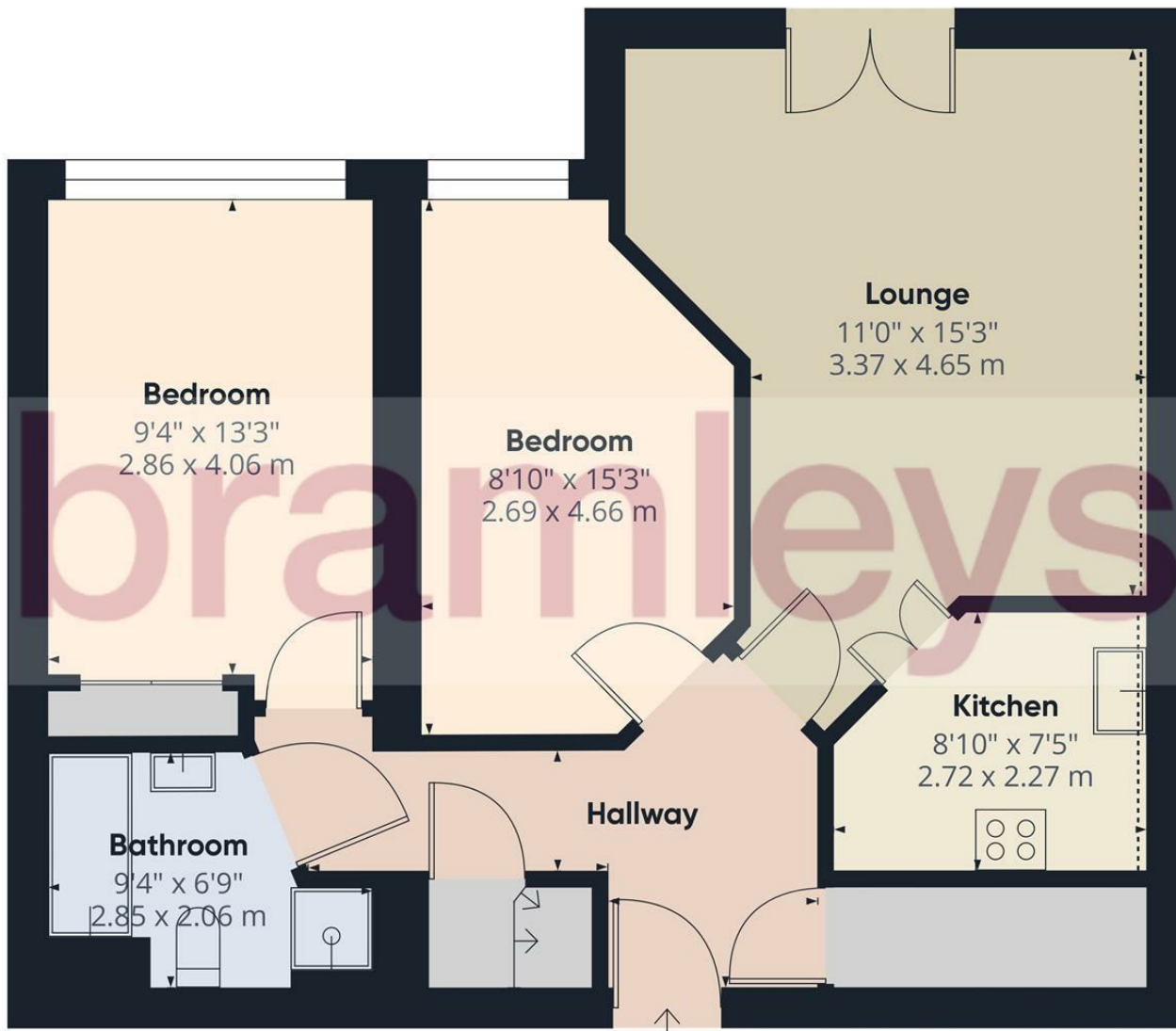
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







Approximate total area⁽¹⁾

693.85 ft²

64.46 m²

Reduced headroom

6.06 ft²

0.56 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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