

LEASEHOLD



Apartment (EPC Rating: B)

APARTMENT 7, WILLOW COURT VICTORIA ROAD, ELLAND, HX5 0PL

£165,000



2 Bedroom Apartment located in Elland

An excellent opportunity arises to purchase this purpose built ground floor flat located in the Willow Court development, with Assisted Living.

Willow Court has 52 high quality 2 bedroom apartments available to rent or purchase at an affordable price. The emphasis is to enjoy privacy and independence with your own self contained apartments. The apartments and communal facilities have been designed to a good standard.

Willow Court Extra Care Housing Scheme is open to people aged 60 plus who are in the Calderdale area, and who have an assessed need for care and/or support. At Willow Court the residents keep control of their lives, and their rights, choices and wishes are respected at all times. It is a diverse community, able to meet the range of needs and abilities, with personalized care and support tailored to individual requirements.

Willow Court is three storey in nature, and it is situated on the desirable Victoria Road, one of the best addresses in the Elland area. The property is accessible for Elland town centre as well as Halifax and Huddersfield. 7 Willow Court enjoys gas fired central heating, upvc sealed unit double glazing, and a security system. The accommodation comprises:-

GROUND FLOOR

Communal entrance to the subject property, neighbouring ground floor and community facilities for the residents in Willow Court. No 7 Willow Court comprises:-

INNER RECEPTION HALL

11'9" x 8'5"

Built in store cupboard

SITTING ROOM

12'9" x 13'9"

Radiator, pleasant aspect over communal garden area

KITCHEN

7'4" x 13'10"

Single drainer stainless steel sink unit, fitted cupboards, drawers, wall units, Bosch washing machine, part tiled walls, built in Zanussi 4 ring ceramic hob, stainless steel Zanussi electric oven, Ventaxia extractor fan, built in store cupboard with shelving, wall mounted Domae consumer unit, window overlooking communal garden

BEDROOM 1

10'6" x 13'9"

Radiator, fitted wardrobes, window to rear and access into

WET ROOM

6'9" x 8'5"

Radiator, vanity unit, low flush wc, Meynel V8/3 chrome shower fitting, fully tiled to shower area, built in store cupboard, Ventaxia extractor fan.

BEDROOM 2

12'1" x 7'

Radiator, window to side, fitted corner wardrobe

OUTSIDE

Shared car parking area, communal gardens, paved patio and pathways, external lighting

TENURE

Long leasehold for unexpired term of the 150 year lease. Ground rent to be confirmed. Latest annual service charge was £3300 approx including heating and buildings insurance. Solicitor to confirm.

SERVICES

Mains sewer drainage, gas, water and electricity are laid on. Gas central heating supplied and included through communal boiler.

VIEWING

Strictly by telephone appointment via Jowett Chartered Surveyors and Estate Agents. Telephone 01484 536799 or email info@jowett-huddersfield.co.uk

ENERGY BAND

B. EPC report dated 19 October 2023.

DIRECTIONS

From Huddersfield proceed along the A629 road towards Halifax and through two sets of traffic lights at Edgerton and by the Cavalry Arms. At the main roundabout keep on the A629 and descend Elland bypass towards Halifax. After approximately ½ mile take the left hand sliproad off the bypass towards Elland. Follow the road to the town centre at the main roundabout. Take the third exit on to Southgate. After a short distance turn left into Victoria Road and ascend Victoria Road. Willow Court will be seen on the right hand side before Brooksbank School.



SOLICITORS

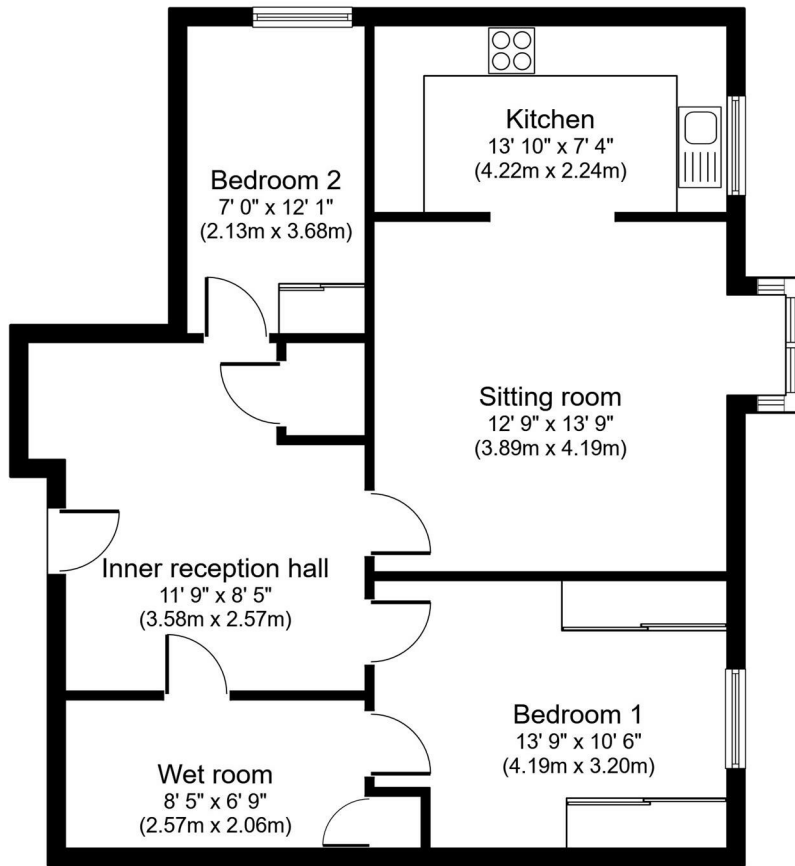
To be confirmed

EXTRAS

The property is sold as seen including carpets, curtains, blinds and light fittings.



7 Willow Court, Elland, HX5 0PL



GROUND FLOOR



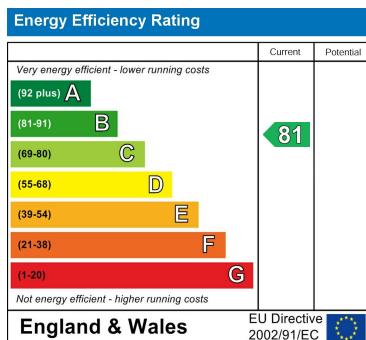
call into our office at 64 Lidget Street, Lindley, HD3 3JR, or call us on

01484 536 799

Council Tax Band

A

Energy Performance Graph



Call us on

01484536799

info@jowett-huddersfield.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

