

FREEHOLD



Apartment (EPC Rating: )

**58 SYKES COURT, HUDDERSFIELD, WEST  
YORKSHIRE, HD3 3SD**

Offers Over

**£235,000**

# 2 Bedroom Apartment located in Huddersfield

## 58 SYKES COURT, LINDLEY, HD3 3SD

Vacant possession is available on this luxury second floor apartment, set in sheltered accommodation and offering tastefully appointed decoration and fittings throughout. The apartment has an appealing aspect overlooking gardens to the west of the McCarthy & Stone development. It enjoys the afternoon sun and has been tastefully decorated with modern fittings, electric heating system and upvc sealed unit double glazing. A great attraction for Sykes Court is its close proximity to the popular village of Lindley, with its range of coffee shops, restaurants, public houses and the library. Sykes Court is an exclusive over 60s retirement development. There is a guest suite for friends and family to stay within the development. Security entry system ensures a safe environment. There is an on site manager and a communal residents lounge for the leaseholders to share. 58 Sykes Court has the advantage of excellent storage off the main hallway. There are built in wardrobes to the main bedroom and the communal gardens provide a natural habitat for birds and wildlife in this picturesque secure setting.

The service charge includes the cost of external maintenance, gardening and landscaping, external window cleaning buildings insurance, communal 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 peace of mind, the development has a camera door entry and 24 hour emergency call systems should the owner occupiers require assistance. The homeowners lounge is a great place to socialize with friends and family. If guests have travelled from afar, they can extend their stay by booking into the development guest suite, subject to

## Full description

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#### COMMUNAL LOBBY AND ENTRANCE HALL

With stairs and lift down to the lower ground floor, and up to the first and second floor. The second floor landing area gives access towards No 58 Sykes Court from the lift.

#### 58 SYKES COURT

##### ENTRANCE HALL (17 FT 2 INCHES x 6 FT 9 INCHES max)

Entrance door with 3 generous walk in store cupboards, illuminated light switches, smoke detector, apartment security door entry system with

intercom and emergency pull cord located in the hall, fitted Dimplex wall heater.

##### SITTING ROOM (10 FT 7 INCHES x 21 FT 9 INCHES)

Fitted log effect living flame fire, modern fire surround, Juliet balcony and French doors to rear overlooking the picturesque gardens

##### KITCHEN (7 FT 5 INCHES x 7 FT 7 INCHES average)

Single drainer stainless steel sink unit, fitted cupboards, drawers, wall units, fitted fridge and fitted freezer, 4 ring electric hob, built in electric oven, part tiled walls, extractor fan, window and garden view to rear

##### BEDROOM 1 (9 FT 5 INCHES x 14 FT 5 INCHES)

Built in wardrobes, window to rear with garden view, Dimplex radiator

##### BEDROOM 2 (9 FT 3 INCHES x 14 FT 5 INCHES)

With Dimplex radiator, window and garden view to rear

##### BATHROOM (9 FT 5 INCHES x 6 FT 10 INCHES max)

4 piece suite including paneled bath, walk in shower compartment, tray and drying area, vanity unit, fully tiled walls, low flush wc, wall mounted electric heater, ceiling spotlighting

#### OUTSIDE

Communal gardens, pathways, patio areas, pergola feature, well stocked landscaped gardens with extensive lawns, mature trees, paved areas, a natural habitat for bird and wildlife, external security lighting and carparking space available at the time of going to press for £250 per annum.

#### TENURE

Long leasehold for unexpired term of 125 year lease. The ground rent is £495 and the service charge £3479.28 per annum.

#### SERVICES

Mains sewer drainage, water and electricity are laid on. There is no gas to the subject property. There is a water meter.

#### VIEWING

Strictly by telephone appointment via Jowett Chartered Surveyors.

Telephone 01484 536799 or email [info@jowett-huddersfield.co.uk](mailto:info@jowett-huddersfield.co.uk)

#### COUNCIL TAX BAND

#### C

#### ENERGY BAND

EPC to be renewed because of expiry in 2019.

#### DIRECTIONS





From Huddersfield proceed along the A640 New Hey Road via Trinity Street to the roundabout by the Junction Public House near Greenhead Park. At this roundabout carry straight on for a further half a mile turn right by the Bay Horse Public House roundabout and ascend Acre Street, past the Huddersfield Royal Infirmary hospital towards Lindley centre. After a further half a mile from the roundabout go past St Stephens Church on the left and then turn left into the narrow St Stephen's Fold opposite Holly Bank Road on the right, and just before Temple Street on the left. The development and car park will be seen on the left-hand side. There are visitors' spaces in the car park.

SOLICITORS

TBC

EXTRAS

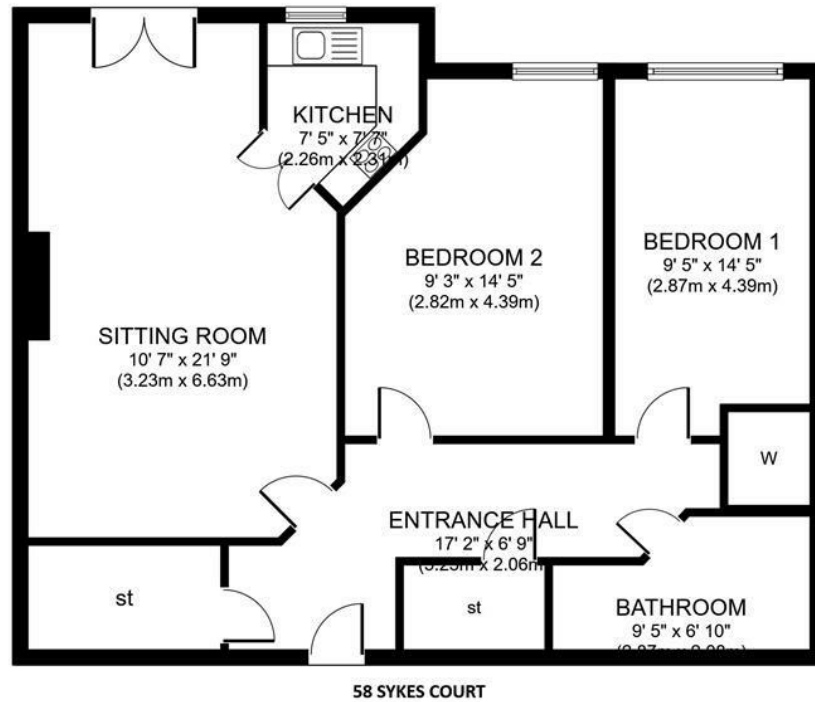
Carpets, curtains, blinds and light fittings included as seen.

NB

Measurements given relate to width by depth taken from the front of the building for floor plan purposes. All measurements given are approximate and will be maximum where measured into chimney alcoves, bay windows and fitted bedroom furniture, unless otherwise previously stated. None of the services or fittings and equipment have been tested and no warranties of any kind can be given.



## 58 SYKES COURT, LINDLEY, HD3 3SD



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

01484 536 799

Council Tax Band

Call us on

**01484536799**

**info@jowett-huddersfield.co.uk**

### Energy Performance Graph

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

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.

