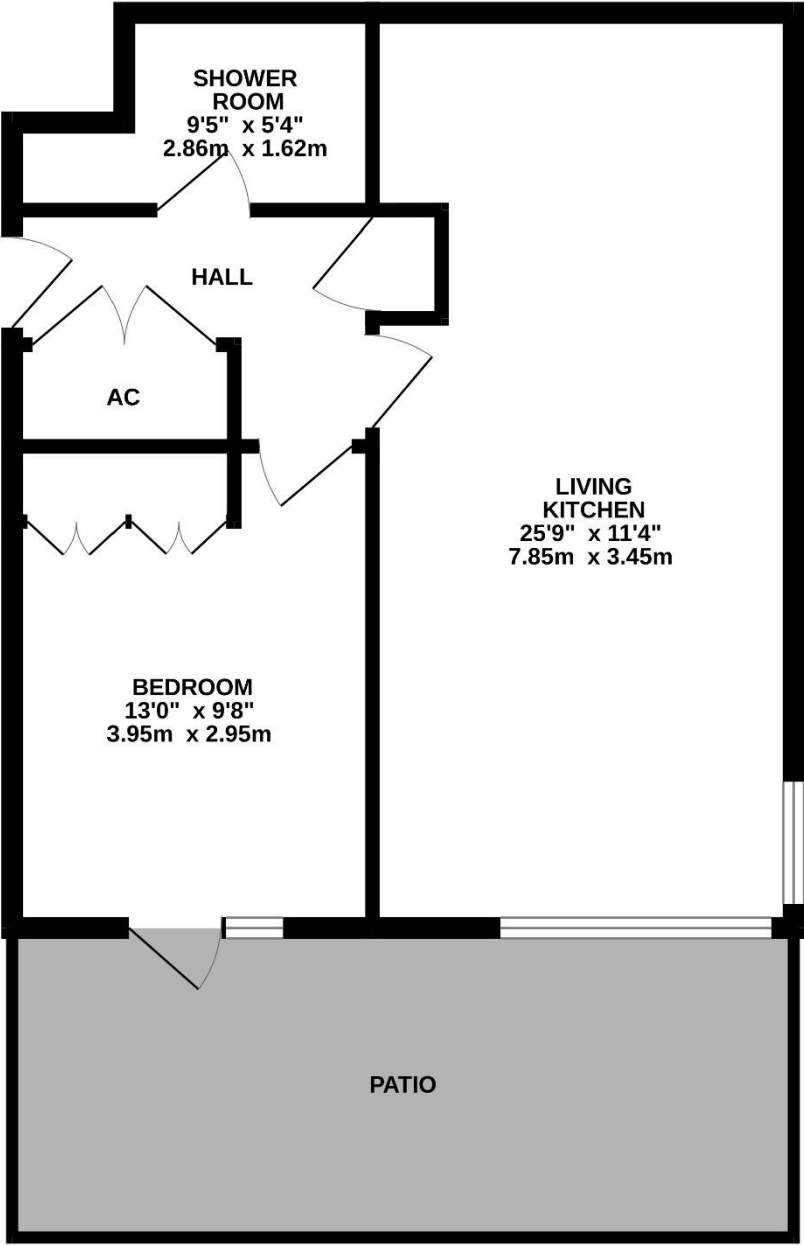




**HOLME VALLEY COURT, HUDDERSFIELD ROAD, HD9 3TQ**





HOLME VALLEY COURT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## PROPERTY DESCRIPTION

AN IMMACULATELY PRESENTED, ONE BEDROOM APARTMENT IN THE HIGHLY SOUGHT AFTER OVER 55'S DEVELOPMENT OF HOLME VALLEY COURT. OCCUPYING A PARTICULARLY ENVIABLE POSITION, WITH PLEASANT WOODLAND OUTLOOK TO THE REAR AND A PRIVATE TERRACE/PATIO. THE OPPORTUNITY RARELY BECOMES AVAILABLE TO ACQUIRE SUCH A WELL POSITIONED APARTMENT WITHIN THE DEVELOPMENT. INTERNALLY FINISHED TO A HIGH STANDARD, A SHORT DISTANCE FROM THE BUSTLING VILLAGE OF HOLMFIRTH AND A SHORT WALK TO A MAINS BUS ROUTE. OFFERED WITH NO ONWARD CHAIN.

The accommodation briefly comprises of entrance hall, open plan living/dining kitchen, spacious double bedroom and shower room. The bedroom benefits from fitted furniture and leads out to the private patio. There are further external spaces with a fantastic communal patio, and well-manicured communal gardens.

**Offers Around £200,000**

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## ENTRANCE HALL

Enter the apartment via the front door from the communal landing area into the entrance hall. The entrance hall features high-quality flooring, doors providing access to the open plan, living/dining and kitchen, spacious double bedroom, house shower room, airing cupboard and cloaks cupboard. There is inset spot lighting to the ceilings and a radiator.

## OPEN PLAN LIVING DINING AND KITCHEN ROOM

*Measurements – 25'9" x 11'4"*

As the photography suggests, the open-plan living/dining and kitchen room enjoys a great deal of natural light which cascades through the double-glazed bank of dual-aspect windows, to the rear and side elevations. The windows provide pleasant views across the private patio and communal gardens of the grounds. The living/dining area features four wall light points, a central ceiling light point, a radiator, television and telephone points and the focal point of the room is the electric fireplace with a granite inset and hearth and attractive oak mantle surround. The living/dining area then seamlessly leads into the kitchen which features a wide range of fitted wall and base units with Shaker style oak cupboard fronts and with complementary granite work surfaces over which incorporate a one and a half bowl composite sink and drainer unit with chrome mixer tap. The kitchen is well equipped with high-quality, built-in appliances which include a four-ring ceramic hob with canopy style cooker hood over, a built-in, electric, Smeg oven and an integrated, shoulder-level, microwave, combination oven. There is an integrated fridge and freezer unit, a built-in dishwasher and an integral washer/dryer and the kitchen features tiling to the splash areas, under-unit lighting, inset spot lighting to the ceilings and soft-closing doors and drawers.







## BEDROOM ONE

*Measurements – 13'0" x 9'8"*

The bedroom can accommodate a double bed with ample space for free-standing furniture. There is a ceiling light point, a radiator, a double-glazed, external door with adjoining window to the side elevation which provides direct access to the private patio and the room is furnished with high-quality, floor to ceiling, built-in wardrobes which have inset spotlighting above.



## SHOWER ROOM

*Measurements – 9'5" x 5'4"*

The shower room features a modern, contemporary, three-piece suite which comprises of a fixed-frame shower cubicles with thermostatic, rainfall shower and with separate hand-held attachment, a broad, wash handbasin with chrome monobloc mixer tap and vanity cupboard beneath which incorporates a low-level w.c. with concealed cistern and push-button flush. There is tiled flooring and tiling to the walls, inset spotlighting to the ceiling, an extractor fan, chrome, ladder-style radiator and a recessed shelving area for toiletries and towels.





## EXTERNAL

Externally, the apartment boasts a fabulous, elevated, private patio, which is an ideal space for al fresco dining and barbecuing. The patio enjoys pleasant, open-aspect views across the well-manicured, communal gardens and grounds with a pleasant, tree-lined outlook. There is an external light and a gate which encloses the patio area and leads onto the communal grounds.



### **ADDITIONAL INFORMATION**

EPC rating – C

Property tenure – Leasehold

Local authority – Kirklees Council

Council tax band – B

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main 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 in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

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**OFFICE OPENING TIME**  
**7 DAYS A WEEK**

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Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00

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