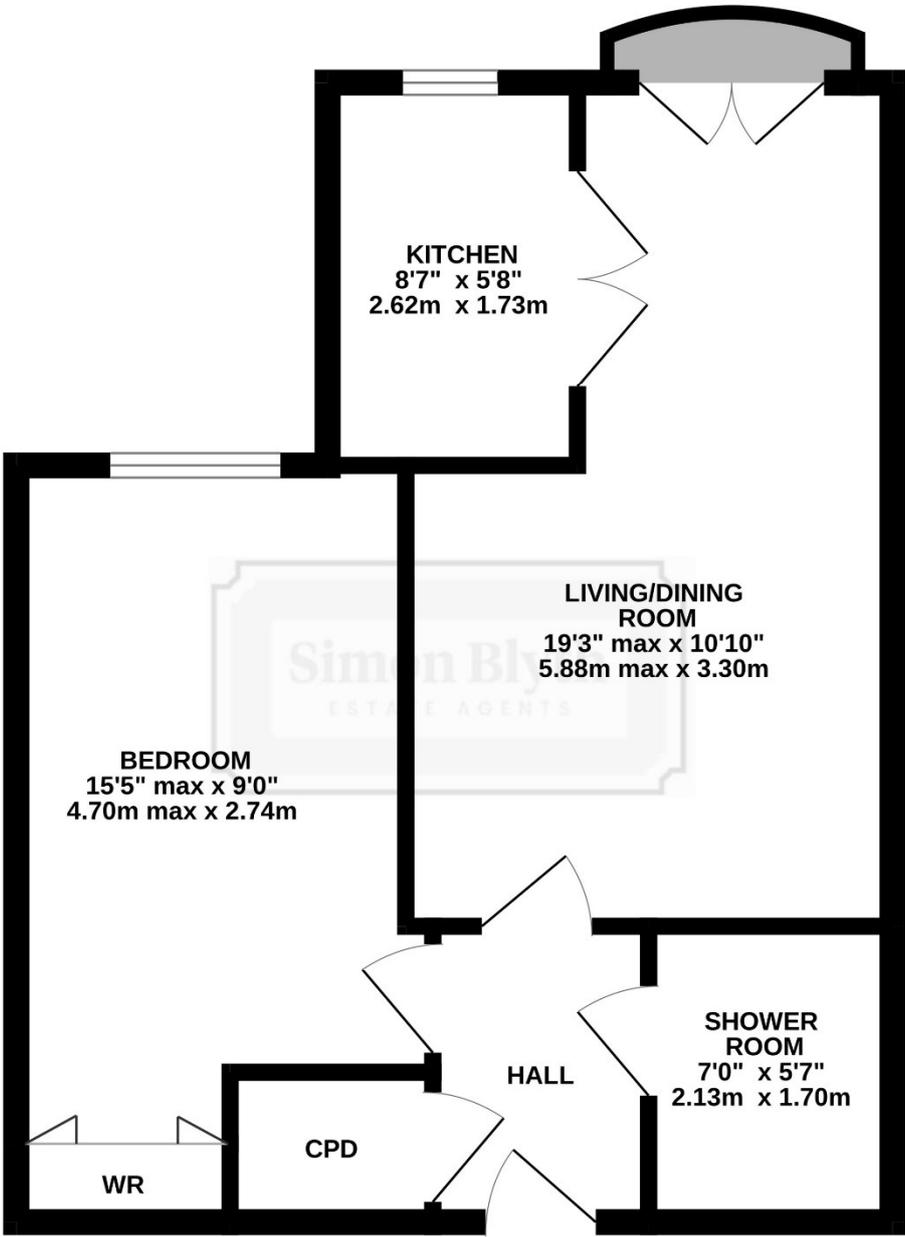




Apartment 51 (Second Floor) Sykes Court, St Stephens Fold, Lindley, HD3 3SD



SYKES 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

Available with vacant possession and no onward chain, a purpose built one bedroom second floor apartment designed for independent living and catering for the over 60's.

Facilities include communal lounge, laundry room, bin store, guest suite (at additional cost), on site house manager, 24-hour careline, lovely communal gardens and opportunity to rent a parking space (subject to availability).

There are shops, cafes and restaurants within walking distance of the village and just a short drive from junction 24 of the M62. The apartment can be accessed by either stairs or lift and comprises entrance hall, useful storage cupboard, living/dining room with Juliet balcony, fitted kitchen, double bedroom and a shower room.

Offers Around £175,000

GROUND FLOOR

A communal entrance vestibule gives access to a communal hall with stairs or lift rising to the second floor and giving access to the apartment which comprises: -

ENTRANCE HALL

With a loft hatch, useful storage cupboard with shelving and housing a hot water cylinder. From the hallway access can be gained to the following rooms: -

LIVING/DINING ROOM

Measurements- 19'3" x 10'10"

A comfortable and well-proportioned room which has two ceiling light points, electric radiator, uPVC double glazed French doors with Juliet balcony with views to one side across to Grimescar Woods. As the main focal point of the room there is a stone effect fire surround which is home to a flame effect electric fire. To one side there are twin timber and frosted glazed doors giving access to the kitchen.





KITCHEN

Measurements- 8'7" x 5'8"

With a uPVC double glazed window, ceiling light point, extractor fan and fitted with a range of base and wall cupboards, drawers, contrasting overlying worktops with tiled splashbacks, there is concealed lighting beneath the wall cupboards and having four ring halogen hob with extractor hood over, inset single drainer stainless steel sink with chrome monobloc tap, integrated fridge, integrated freezer and electric oven.



BEDROOM

Measurements – 15'5" x 9'0"

A double room with a uPVC double glazed window, ceiling light point, electric wall heater and with recessed twin mirror fronted bi-fold doors



SHOWER ROOM

Measurements- 7'0" x 5'7"

With a ceiling light point, extractor fan, floor to ceiling tiled walls, wall mounted Dimplex electric fan heater, heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with light over, low flush w.c and large shower cubicle with sliding glass door and chrome shower fitting.



OUTSIDE

To the front of the development there is a car park with the opportunity to rent a parking space (subject to availability). To the rear there are lovely maintained communal gardens with lawned areas, patio, planted trees, flowers and shrubs.



ADDITIONAL INFORMATION

Heating- The property has electric heating

Double glazing- The property has uPVC double glazing

Council tax band- B

Property tenure – Leasehold for the remainder of 125 lease from the 01/06/2009 with an annual ground rent of £425

Service charge- The property has a service charge of £214 per month

Directions- Using satellite navigation enter the postcode HD3 3DS

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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

EXTERNAL

Allocated parking

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of 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.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00



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