Wm Sykes & SON EST. 1866

Offers in the region of

£235,000



26 Holme Valley Court, Holmfirth

This outstanding apartment occupies a choice position on the top floor of this purpose built over 55's development with lift access. It offers well presented accommodation which comprises: spacious entrance hall with built in storage, open plan lounge / dining room and kitchen area with outside terrace, 2 bedrooms and a bathroom with 4 piece suite. The property has an electric central heating system with traditional radiators, uPVC double glazed windows and high quality fittings throughout. There are attractively maintained communal areas including a resident's lounge and grounds surrounding the property featuring garden areas and sun terrace. This property also benefits from its own outside parking space. For sale with vacant possession and no vendor chain.

Holmfirth
38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
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Slaithwaite
Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
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Accommodation:



Entrance Hall
A door from the communal landing leads into the spacious entrance hall which features wood flooring, inset spotlights to the ceiling and a central heating radiator. There are also 2 large double door storage cupboards, one of these cupboards houses the electric central heating boiler system.





Living / Dining / Kitchen



Living / Dining / Kitchen
27'8" x 11'7" (10'8" min)
A large open plan living space with room for a dining table and a generous fitted kitchen. The living area features windows to the front enjoying the views, a glazed door opening onto the terrace and 2 central heating radiators.





Kitchen Area
The kitchen area features an excellent range of wooden fronted shaker style base units and wall cupboards with granite worksurfaces and overhanging breakfast bar, 1 ½ bowl sink unit with mixer tap, integrated oven, microwave, dishwasher, washing machine, fridge and freezer, tiled floor and inset spotlights to the ceiling.







Bedroom 1 **12'4" x 10'4"**

A double bedroom with windows to the front and side, fitted 4 door wardrobes and central heating radiator.



Bathroom **8'7" x 8'4" overall**

A large bathroom, fitted with a 4 piece suite in white comprising low flush wc, vanity washbasin, bath and shower cubicle with multi-jet shower, fully tiled walls, inset spotlights to the ceiling, extractor, obscure glazed window to the side and heated towel rail.



Bedroom 2 **12'3" x 7'**

With window to the front, built in 2 door wardrobe and central heating radiator.







Communal Areas

The property is entered via an attractive communal entrance area which features an audio intercom system with remotely operated entrance door. The apartment can be accessed via staircases or lifts which lead to communal corridors. There is also a large resident's lounge with doors onto a large external terraced seating area to the front of the building.

OUTSIDE





There is an allocated parking space within the car park in front of the property. There are also delightful communal gardens surrounding the building including a terraced seating area off the resident's lounge.

Tenure

The property is leasehold, held on the remainder of a 99 year lease expiring on 10th September 2102. The ground rent is currently £300 per annum – subject to an increase in December 2044 to £600 and subsequent increases every 20 years afterwards.

The owners of properties within Holme Valley Court have recently collectively bought the freehold of the property meaning that each owner has an equal share of the freehold. The aforementioned lease is held by a 3rd party organisation, and the present owner is currently in the process of applying for an extension of this lease along with other owners within the building.

Management Charge
The property is subject to a management / service charge, which includes buildings insurance and maintenance of the communal areas and grounds. This is currently £1915.04 per annum. Payment can be spread into 4 quarterly amounts.

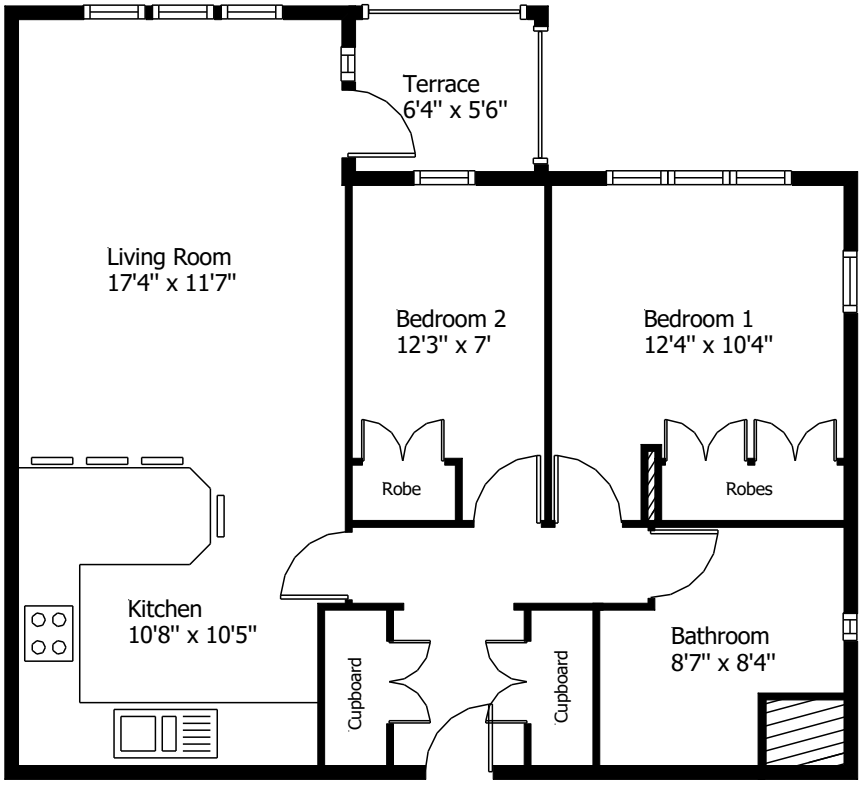
Additional Information
Energy rating 81 (Band B); Council tax band B.

Our online checks show that Fibre to the Cabinet (FTTC) is available, and mobile coverage is predicted to be good outdoor and in-home with a range of suppliers.

Viewing
By appointment with Wm Sykes & Son.

Location
Leave Holmfirth on the A6024 Huddersfield Road, heading in the direction of Huddersfield. After approximately 1 mile (opposite the Police Station) turn left and follow the driveway up round the side and to the rear of the Holme Valley Memorial Hospital. Holme Valley Court will be found at the end of this driveway.

26 Holme Valley Court, Holmfirth



This floor plan is for illustrative purposes only and may not be to scale.
The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.
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