



Apartment 22, Holme Valley Court, Holmfirth

This spacious apartment occupies a choice position on the upper ground floor of this purpose built over 55's development with lift access from the communal hall and direct access out from the lounge to the gardens at the rear. It offers well-presented accommodation which comprises: entrance hall with built in storage, open plan lounge / dining room and kitchen area, 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. There is an allocated parking space. For sale with vacant possession and no vendor chain.

Holmfirth

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Slaithwaite

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Accommodation:



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 residents lounge with doors onto a large external terraced seating area to the front of the building.



Entrance Hall

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



Living / Dining / Kitchen

27'8" x 11'7" (10'10" min)



Living / Dining / Kitchen

A large open plan living space with room for a dining table and a generous fitted kitchen. The living area features windows overlooking the communal gardens and a glazed door leading out to the paved seating area 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 1/2 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 10'3"**

A double bedroom with windows to the rear, f2 sets of wardrobes and central heating radiator.



Bedroom 2



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

With window to the rear, built in wardrobes with sliding doors and central heating radiator.



Bathroom **8'3" x 8'8" 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 and heated towel rail.

Apartment 22, HolmeValley Court, Holmfirth, HD9 3TQ

OUTSIDE

There is an allocated parking space for the apartment. Visitor's parking is available within the courtyard at the front of the building. There are attractive communal gardens surrounding the building.



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 £1370.29 per annum. Payment is spread into 4 quarterly amounts.

Additional Information

Energy rating 81 (Band B), Council tax band B.

Our online checks show that Superfast Fibre Broadband (Fibre to the Cabinet FTTC) is available and could be installed. Mobile phone coverage is likely with a range of suppliers.

Viewing

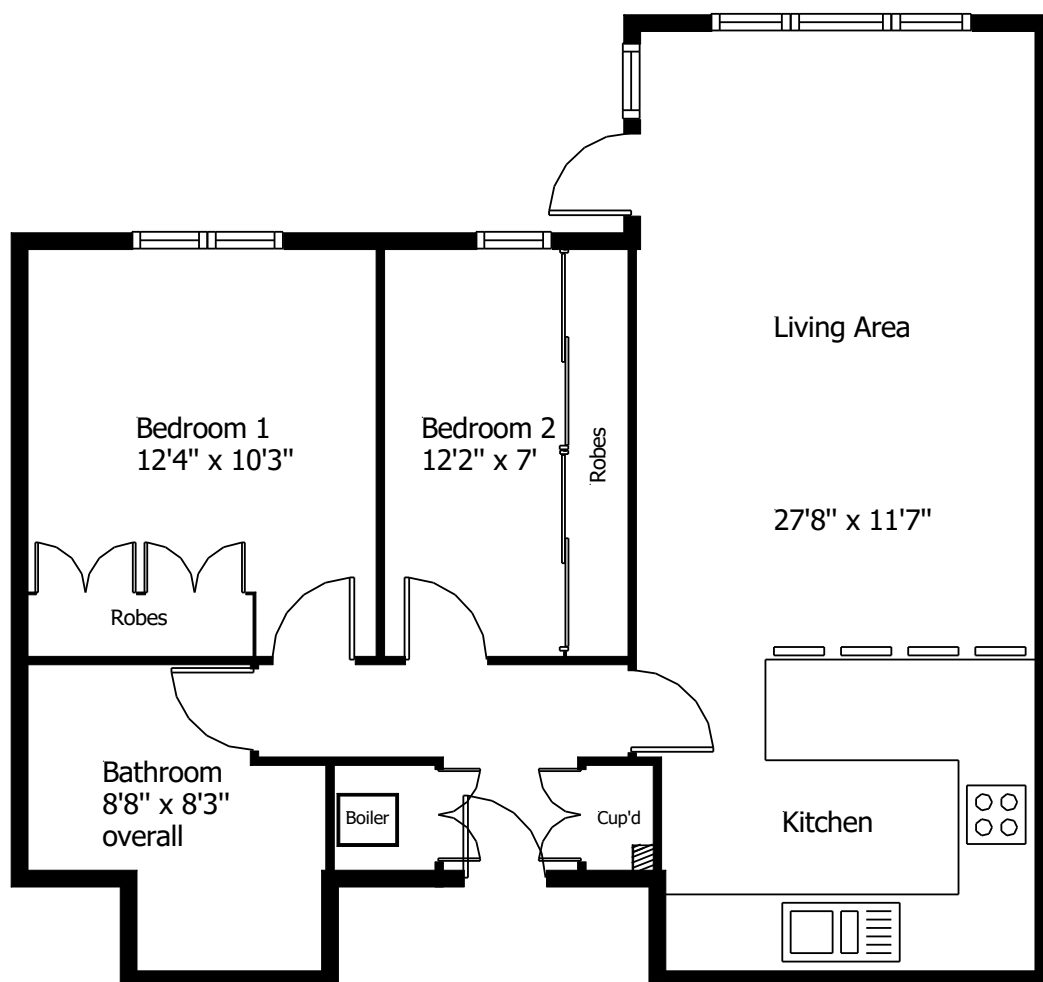
By appointment with Wm Sykes & Son.

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.



Flat 22, 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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