Wm Sykes & SON EST. 1866

Offers in the region of

£230,000

Apartment 31 Holme Valley Court, Holmfirth

This superb 2nd floor apartment enjoys a prime position on this sought after complex for buyers over the age of 55. It's south facing aspect provides pleasant views over the gardens and beyond. The property is located on the upper floor of the building but benefits from lift access from the ground floor. It comprises: hall with built in storage, open plan living / dining / kitchen, 2 bedrooms with fitted wardrobes and a bathroom with 4 piece suite. It has a balcony off the living area and also has its own allocated parking space. The property is well presented throughout with a electric central heating system and uPVC double glazing. There are attractively maintained communal areas including a resident's lounge and grounds surrounding the property featuring garden areas and sun terrace. For sale with no vendor chain.

Holmfirth
38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

wmsykes.co.uk

Slaithwaite
Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk

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

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 balcony, feature fireplace with wooden surround and electric living flame fire, 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

Bedroom 1

A double bedroom with windows to the rear, built in wardrobes and central heating radiator.

Bedroom 2

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

Bathroom

With low flush wc, vanity washbasin, bath, shower enclosure, tiled floor, tiled walls, heated towel rail, inset spotlights to the ceiling and extractor.

OUTSIDE

OUTSIDE

There is an allocated parking space for the apartment and 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 purchaser of this property will be asked to purchase into the freehold when this property is sold. 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.

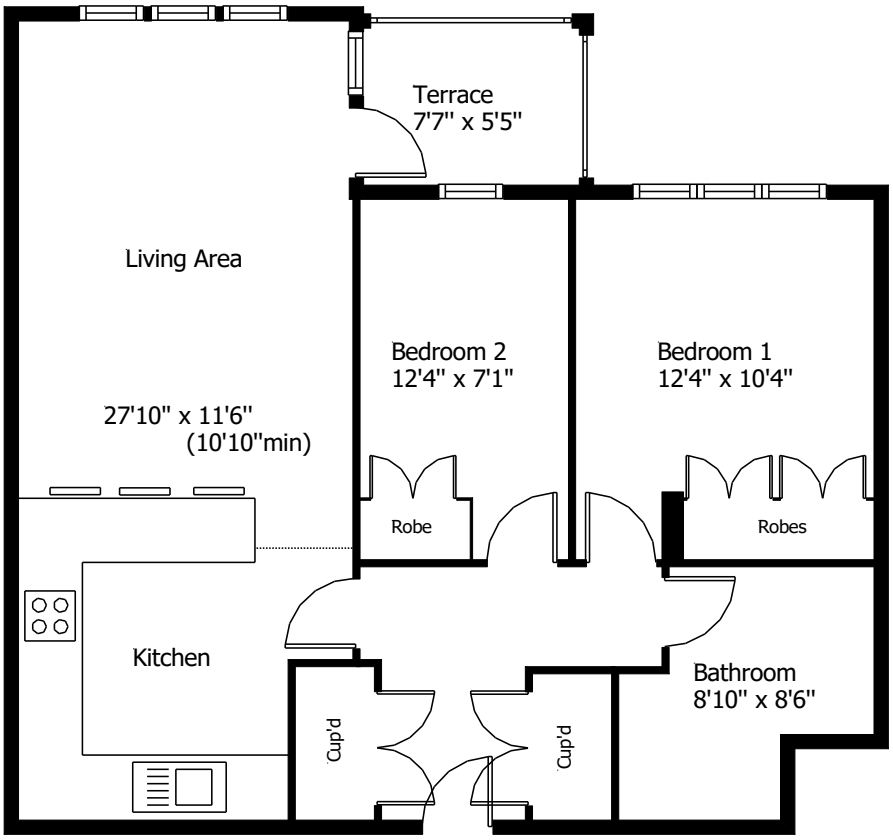
Apartment 31 Holme Valley Court, Holmfirth, HD9 3TQ

Service 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 £1860 per annum and is paid monthly. Payment can be spread into 4 quarterly amounts.

Additional Information
Subject to probate. Energy rating 79 (Band C), Council tax band B.

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

31 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.
No responsibility can be accepted in respect of this information by "Plan-it Design"

© Floor Plan by "Plan-it Design".
Unauthorised reproduction prohibited.
planitdesign2017@gmail.com

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.

Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Holmfirth
38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

wmsykes.co.uk

Slaithwaite
Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk