Wm Sykes & SON EST. 1866

Offers in the region of
£230,000

23 Holme Valley Court, Holmfirth

An exclusive upper ground floor apartment in this sought after over 55s development. It has its own seating area and access door looking on to the front of the courtyard. The accommodation comprises: entrance hall with built in storage cupboards, open plan lounge / dining room and kitchen area, 2 bedrooms and a newly refurbished shower room. It has an electric central heating system with traditional radiators, uPVC double glazed windows and attractive fixtures and fittings throughout. There are pleasant communal areas including a resident's lounge and grounds surrounding the property featuring garden areas and sun terrace. For sale with vacant possession and no vendor chain.

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

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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 resident's 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 spacious entrance hall which features inset spotlights to the ceiling and a central heating radiator. There are also 2 double door storage cupboards, one of these cupboards houses the electric central heating boiler system.

Living / Dining / Kitchen
28'1" x 11'6" (10'9" 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 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 ½ bowl sink unit with mixer tap, integrated oven, microwave, dishwasher, washing machine, tiled floor and inset spotlights to the ceiling.

Bedroom 1

Bedroom 1 **12'3" x 10'1"**
A double bedroom with windows to the front, fitted 4 door wardrobes and central heating radiator.

Bedroom 2 **12'3" x 6'11"**
With window to the front and central heating radiator.

Shower Room **8'6" x 8'5" overall**
A large bathroom which has recently been refitted with a modern suite comprising large walk-in shower enclosure with glazed screen, washbasin and wc in a vanity unit, LVT flooring, panelled walls, inset spotlights and extractor to the ceiling, heated towel rail.

OUTSIDE
A paved seating area sits in front of the flat and is accessed via a door from the living area. There are also delightful communal gardens surrounding the building including a terraced seating area off the resident's lounge.

Parking
There is no allocated parking with the property, but visitors parking is available in the car park in front of 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 £150 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 £478.76 per quarter.

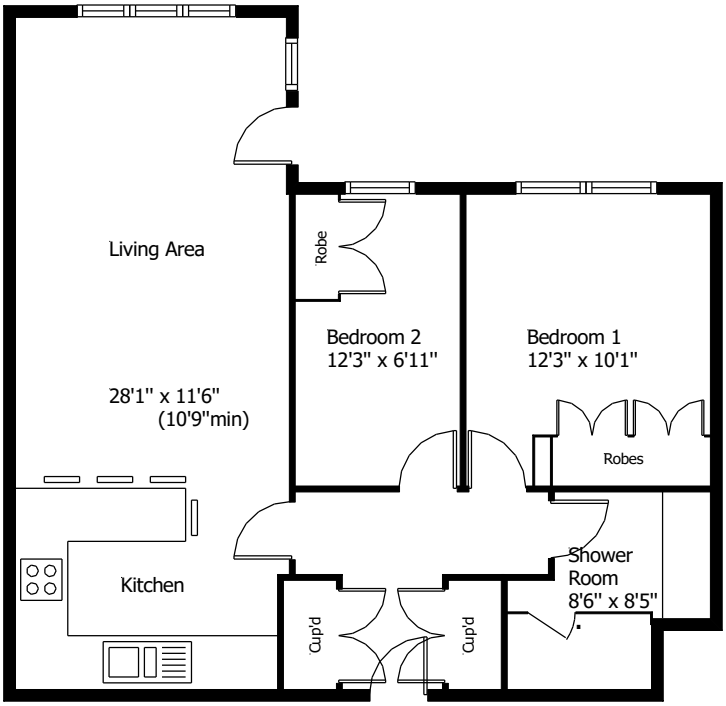
Additional Information
Energy rating 76 (Band C); Council tax band B.

Our online checks show that Fibre to the Cabinet (FTTC) broadband is available, and mobile coverage is predicted to be good 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.

Apt. 23 Home 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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