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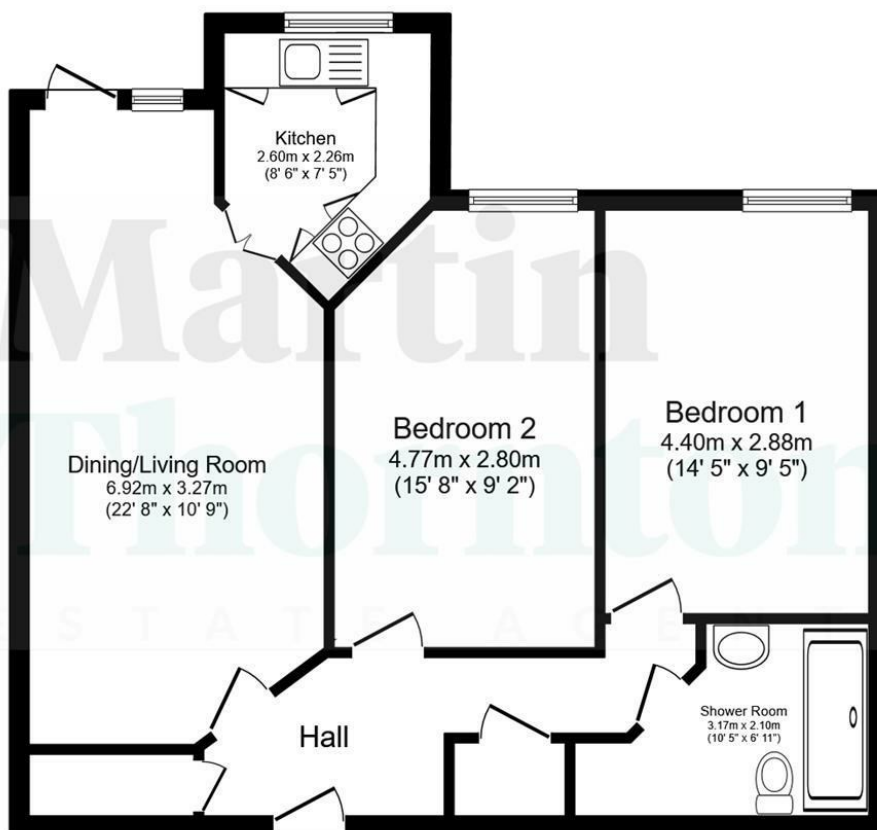
## St. Stephens Fold, Lindley Huddersfield,

Offers in the region of  
**£230,000**

Offered with vacant possession, is this well-appointed two double bedroom ground floor apartment situated in this highly popular and sought after residential development. It is set within the heart of Lindley Village with its various restaurants, bars and coffee shops. The accommodation comprises a communal entrance hall, inner hallway with two useful storage cupboards, two double bedrooms, ground floor shower room, living diner and kitchen with integrated appliances. Externally, there is a lovely patio area and communal gardens. There is a laundry room, a refuse room, a guest suite, communal toilet, lifts to all floors, communal entrance intercom. There is a House Manager, parking is allocated subject to availability and there is an annual fee £250 pa for a parking permit. Visitor parking is available on a first come basis. It is a condition of purchase that residents must meet the age requirement of 60 years or over.

# St. Stephens Fold, Lindley Huddersfield,

## Floorplan



Total floor area: 67.0 sq.m. (722 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

# St. Stephens Fold, Lindley Huddersfield,

## Details



### Entrance Hall

A timber door gives access to the spacious entrance hall, where there are two ceiling light points and an electric wall-mounted heater. A large, useful storage cupboard incorporates shelving and hanging options. There is a light point, an Appello intercom system and a further storage cupboard, home to the fuse box. Access can be gained to the following rooms:

### Bedroom One

This double bedroom has a ceiling light point, an electric wall-mounted heater and plenty of space for freestanding or fitted furniture. A uPVC double-glazed window overlooks the communal garden area.



### Bedroom Two

This double bedroom has a similar outlook to that of bedroom one via a uPVC double-glazed window. There is an electric wall-mounted heater, a ceiling light point and fitted wardrobes with mirrored doors, hanging rails and shelving.



# St. Stephens Fold, Lindley Huddersfield,

## Details



### Shower Room

This room has a white suite comprising a walk-in shower cubicle with a curved splash screen, home to a waterfall style shower, a vanity hand basin with twin taps and storage below and a low-level WC. There is vinyl style flooring, appropriate tiling to the walls, extractor fan, ceiling light point, wall-mounted vanity mirror with storage and a ladder style heated towel rail.



### Living Diner

This room has plenty of room for furniture, including a bistro style table. There is a wall-mounted electric heater, two ceiling light points and the focal point of the room is an electric fire, set to a timber hearth and surround. A uPVC door with double-glazed inserts and a matching side panel gives access to the patio seating area. Timber and bevelled glazed doors open to the kitchen.

### Kitchen

The kitchen has a range of wall and base cupboards, drawers, roll-edge worktops and a stainless steel sink. Integrated appliances include an oven, hob with overlying filter hood and fridge freezer. There is a uPVC window overlooking the communal gardens, vinyl style flooring, appropriate tiling to the walls and a ceiling light point.



# St. Stephens Fold, Lindley Huddersfield,

## Details



### External Details

The apartment enjoys a communal garden area and has its own patio seating area.



### Tenure

The vendor informs us that this property is Leasehold. Please ask us for further information.

# St. Stephens Fold, Lindley Huddersfield,

Directions

