

MARSH & MARSH PROPERTIES

11 Pinewood, Elmwood Drive, HD6 2AP

£140,000



****ATTENTION TO ALL OVER 55'S**** A purpose built two-bedroom GROUND FLOOR APARTMENT situated within a beautiful complex that features a charming community for those aged over 55, with well-presented grounds, large parking forecourt, and just a stone's throw away from Brighouse town centre. The apartment is equipped with intercom entry system, electric heating, double glazing, fitted kitchen with appliances, lounge with patio doors which lead out to a patio and lawn garden, larger than average shower room, entrance hall and storage cupboards.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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COMMUNAL HALLWAY

From the front of the property a glazed wooden door leads into the internal communal area.

ENTRANCE HALL



Enter the apartment via a solid wood door and into the entrance hall that homes two storage cupboards with one housing the hot water tank. Along with the intercom system, there is an electric radiator and smoke alarm.

LIVING ROOM 4.7 x 3.5m (15'6 x 11'3)



A lounge area with a UPVC patio door that give access to the rear garden, electric fire, radiator, and coving.



KITCHEN 4.1 x 2.1m (13'5 x 6'10)



This kitchen boasts a wide range of fitted wall and base units, a stainless steel one and a half bowl sink with mixer tap, and an integrated fridge freezer. Along with a built-in oven and electric hob with matching extractor fan, there is plumbing for a washer machine which is included in the sale, and a UPVC window.

BEDROOM ONE 3.2 x 3.5m (10'7 x 11'3)

A double bedroom with a fitted bedroom suite that includes three double wardrobes, electric radiator and UPVC window.



BEDROOM TWO 3.2 x 2.1m (10'7 x 6'10)



A generous single room with an electric radiator and UPVC window.

SHOWER ROOM



A three piece suite comprises of a low flush toilet, pedestal sink, and walk-in glass shower cubicle with a power shower. Along with tiled walls there is an electric towel radiator, mirrored wall cabinet, electric heater and extractor fan.

REAR GARDEN



Flagged Patio area and lawn space accessed via the patio doors from the lounge.

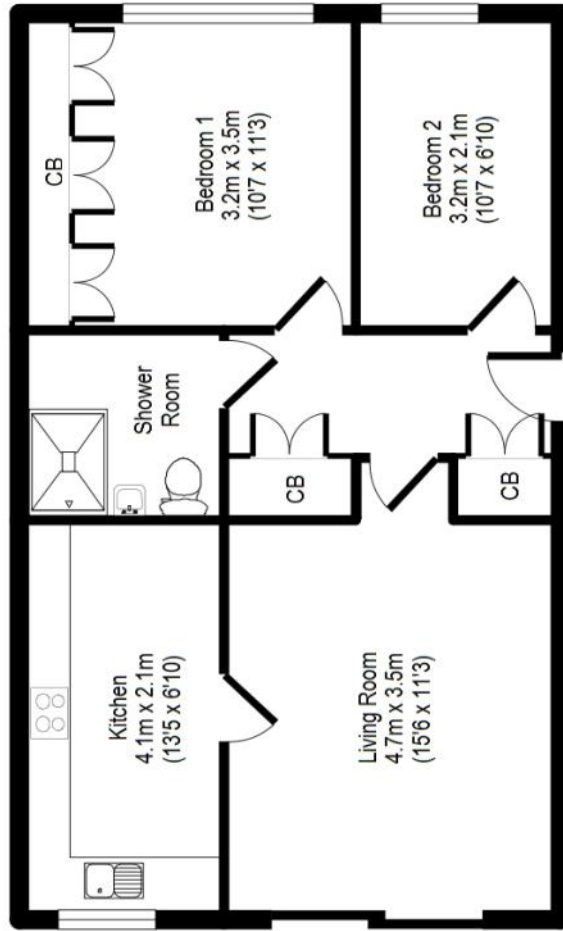


Service Charge & Ground Rent – Per Annum: £1950



Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 52 sq. m / 555 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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