

MARSH & MARSH PROPERTIES

26 Oakwood, Elmwood Drive, Brighouse, HD6 2AP

£139,950



An exciting opportunity to purchase a sought-after apartment, ideal for retirees of 55+ and situated in the highly favourable complex on Elmwood Drive. Located in a peaceful and secluded setting with private parking at the front of the building. The grounds and gardens of Elmwood drive are all well-tended throughout the year to provide an inviting setting and pleasant outlook from the property to both the front and rear. This apartment is situated overlooking the rear gardens that offers a truly stunning backdrop, as well as a plethora of wildlife that frequent the locale, creating one of the most charming views of the complex.

Internally the property is well presented and benefits from a secure locking front door to the building with a second private internal door. The apartment is bright throughout and benefits from a balcony to the rear elevation, overlooking the large rear gardens. With good sized living room, highly functional kitchen, two good sized bedrooms and well-presented bathroom. Anyone looking for a charming place to live, in a secure environment, will find this property of special interest.

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

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Situated just a “stone’s throw” from Brighouse town centre, being a pleasant 10 minute walk away, providing access to all shops and services. Brighouse has excellent bus and rail connections to all local towns and cities, including access to the Grand Central train service. The M62 motorway is just a short 5 minute drive away providing quick access to the major cities of Leeds, Bradford and Manchester.

Owing to the sought after nature of the properties in this complex, the stunning surroundings and well-presented internal condition, an appointment to view is highly encouraged to fully appreciate the special nature of this property and location.

From the front of the property a glazed wooden door leads into the internal communal area that provides access to the personal secure mailboxes.

COMMUNAL AREA



A short flight of wide birth steps leads onto a wide and open upper floor with views to the front and rear. The halls are fully lit via numerous light fittings and are maintained as part of the lease.

A wooden front door with a frosted glass panel

and large brass door knocker opens into the

HALLWAY

A well-presented entrance hallway that offers ample storage space with twin fitted cupboards to either end. With central light fitting, storage heater and a main access control panel with phone.

From the hallway a wooden door opens into the

LIVING ROOM



A bright and open living room that is bathed in natural light owing to the uPVC double glazed bay windows to the rear elevation, overlooking the stunning rear gardens, with picturesque backdrop,

and the uPVC double glazed door that leads out onto the balcony. The room is well illuminated via a central light fitting. With storage heater, electric fireplace, cornice to ceiling, TV access point and telephone access point.

From the living room a wooden door opens into the

KITCHEN



A highly functional kitchen area that offers ample work surface space owing to laminated counters to two walls with both over and under counter cupboards and drawers. A uPVC double glazed window, to the rear elevation, provides ample natural light. The kitchen offers plenty of space for a dining table to one end. With an integrated hob, integrated oven, extractor hood, plumbing for a washing machine, splashback tiling, ceramic tile flooring, extractor fan, space for a fridge/freezer, ceiling inset spotlights, stainless steel 1 ½ sink and stainless steel mixer taps.

From the hallway wooden doors open into

BEDROOM 1

A good sized master bedroom that offers space for a double bed. The room has ample storage space

with a fitted wardrobe to one side. With a large leaded uPVC double glazed window to the front elevation providing ample natural light, fitted carpet, storage heater and central light fitting.



BEDROOM 2



The ideal room for a guest bedroom, spare room or for use as an office. With central light fitting, fitted carpet and leaded uPVC double glazed window to the front elevation.

SHOWER ROOM

A beautifully presented, stylish and modern shower room that features, at one end, a walk-in style shower with glass splashback and electric

shower module. With a vanity inset washbasin, close coupled toilet, ceiling inset spotlights, extractor fan, mermaid board splashbacks and vinyl tile floor.



From the living room a uPVC double glazed door opens out onto the

BALCONY



One of the best positioned balconies in the whole complex. Situated to the rear elevation overlooking the stunning rear views, over the lawned grounds and to the woodlands beyond; the ideal place to sit back and relax whilst watching the nature of the surrounding area.

GARDENS & GROUNDS



The gardens and grounds are immaculately maintained to create a large and expansive garden. The outlook of the gardens, to the rear of the building, are beautifully presented over woodland that harbours a plethora of wildlife.

The gardens, to the front elevation, create a charming frontage.



PARKING

The property comes with a parking space for one car.

There are additional visitor parking spaces.

GENERAL



The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: ///darker.flank.foods

Google Plus Code: P645+9CG Brighthouse

For sat nav users the postcode is: HD6 2AP

MORTGAGE ADVICE

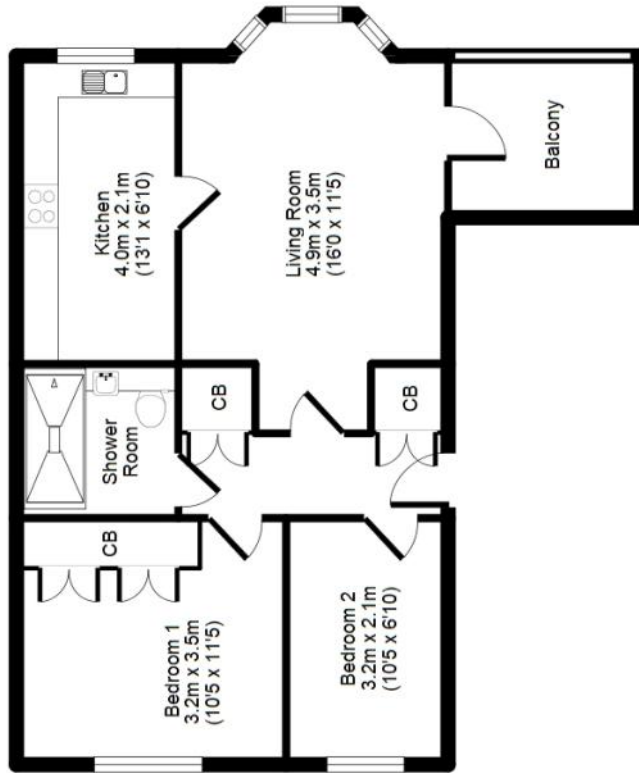
We have an associated independent mortgage and insurance advisor on hand to discuss your needs.

Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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: 58 sq. m / 620 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.

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