



## 1 Axminster Court, Bailiff Bridge, Brighouse, HD6 4FN

£335,000

- 4 Bedroom Family-sized homes
- 10 year Guarantee warranty for stress free living & 2-year builders warranty
- Modern Integrated Appliances
- Close to local school's, shops and other amenities

# 1 Axminster Court, Brighouse HD6 4FN

Discover Your Dream Home at Axminster Court

Secure your exclusive viewing today for the highly anticipated first phase of Axminster Court, featuring stunning four-bedroom semi-detached homes available from September 2024.

Axminster Court is an elegant new development of 23 homes designed for contemporary, low-maintenance living. Nestled in the vibrant community of Bailiff Bridge, these warm, energy-efficient homes are ideally located close to an array of amenities. Enjoy the convenience of a brand-new Coop supermarket (opening in 2024), a village store with a post office, charming local cafes, a chemist, and a primary school all within walking distance.



Council Tax Band: D



Axminster Court offers superb access to the M62 motorway network, with junctions 24 and 25 just minutes away. Halifax and Brighouse town centres are a mere 10-15 minute drive, providing excellent dining, shopping, and entertainment options. Families will appreciate the proximity to top-rated schools for all ages.

Separate Study / Office Room

Beautifully Designed Living Spaces - Each home at Axminster Court boasts a thoughtful layout:

Ground Floor:

Entrance hall  
Ground floor toilet  
Breakfast kitchen  
Spacious dining lounge with bi-fold doors opening to the rear patio and garden

First Floor:

Two double bedrooms  
Home office or single bedroom  
Family bathroom

Second Floor:

Double bedroom  
Master bedroom with en-suite shower room

Accommodation approximately 1300 Square feet.

Exterior:

Allocated parking  
Generous rear gardens with an Indian stone flagged patio seating area

Interior Decoration:

White doors with chrome ironmongery  
White satin paint on woodwork  
Smooth white ceilings  
Fresh white walls

Kitchen:

Range of wall and base units with integrated appliances (70/30 fridge freezer, full-size dishwasher, electric oven, electric hob with extractor)  
Space and plumbing for a washing machine  
Bay window with dining area

Bathrooms:

Luxurious marble effect tiles  
L-shape shower bath with thermostatic bar mixer and rainfall shower head  
Vanity unit with wash basin and close-coupled toilet  
Chrome fixtures and heated towel radiator

En-Suite:

Walk-in shower with twin head thermostatic bar shower

Vanity unit with wash basin and close-coupled toilet  
Chrome fixtures and heated towel radiator

Heating and Insulation:

Efficient combination boiler  
Mains operated smoke detectors and kitchen heat alarm  
Compliant cavity wall and loft insulation

Electrical Features:

White power points and light switches throughout  
TV and ethernet sockets in top floor bedrooms and lounge  
BT master socket and fibre broadband  
External power point  
EV car charger (where applicable)

Outdoor Appeal:

Secure composite front door  
Low-maintenance PVCu double glazed windows, fascia, and soffits  
Enclosed rear garden with Indian stone patio  
Front and rear external lights  
Off-street parking for two cars

Additional Information:

Tenure: Freehold (subject to land registry confirmation)  
Council Tax: Expected Band D (to be confirmed)  
Energy Performance Certificate: Anticipated rating B (to be confirmed)  
Total Floor Area: Approximately 1300 sq ft. Each floor contains approximately 430 sq ft.

Plot-Specific Notes:

Plot 16 & 17 (House Numbers 15 & 17 Spindle Spur) – Kitchen/Lounge is open plan. Slightly different layout on the ground floor compared to the Showhome.  
Option Available: We offer the option to choose the floor layout for respective buyers if they are in a position to proceed quickly.

Don't miss the opportunity to be part of this vibrant new community. Contact us now to book your viewing and explore the exceptional homes at Axminster Court.

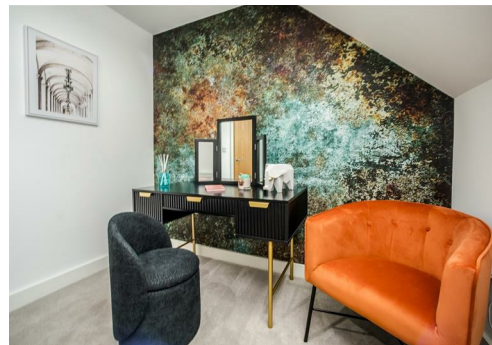
Agent Notes & Disclaimer:

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**Axminster Court**



TOTAL FLOOR AREA: 1222 sq ft. (113.5 sq m.) approx.  
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