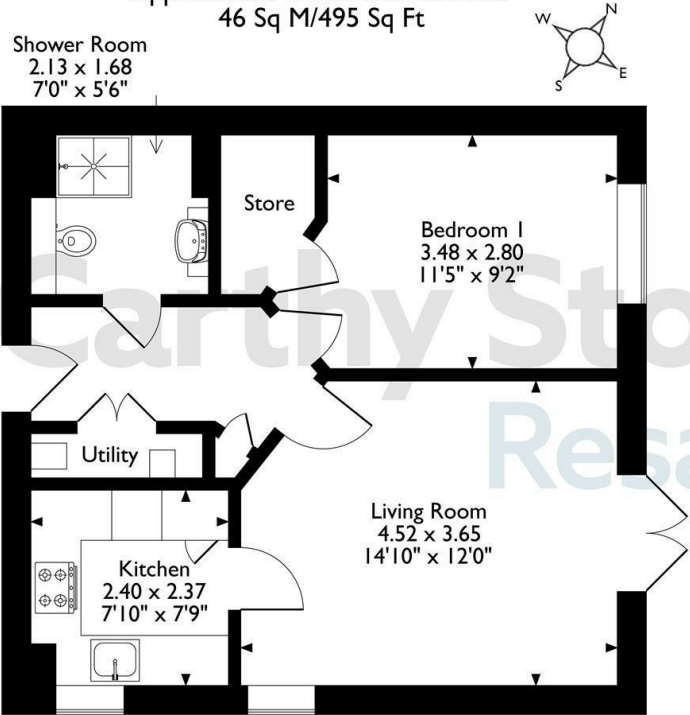


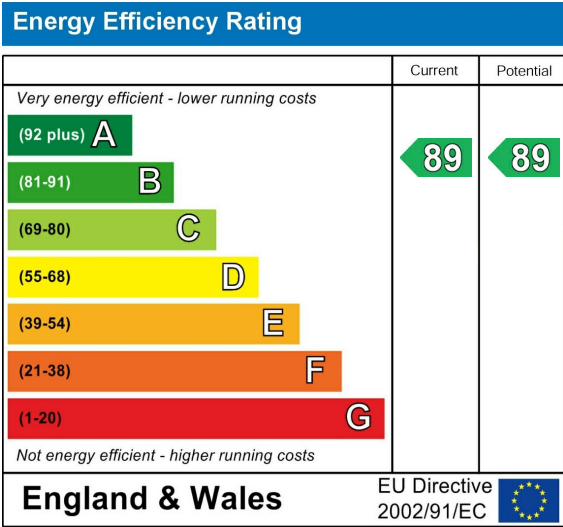
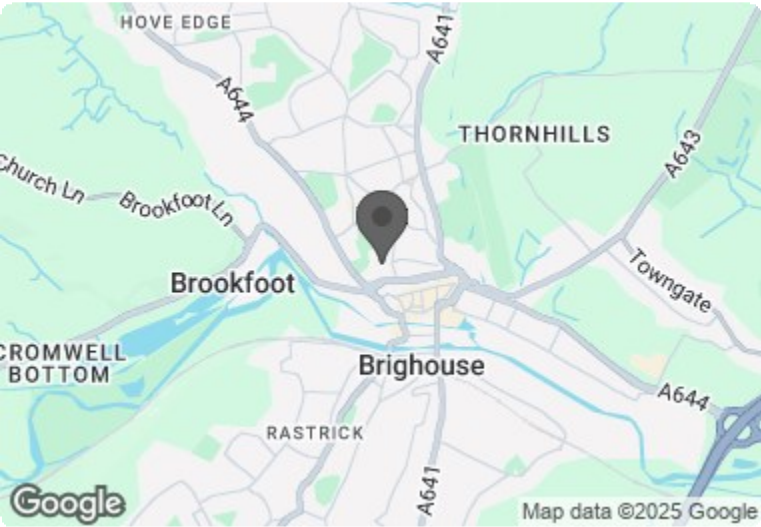
Hepworth Court, Apartment 2, Parsonage Lane, Brighouse  
Approximate Gross Internal Area  
46 Sq M/495 Sq Ft



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



## 2 Hepworth Court

Parsonage Lane, Brighouse, HD6 1AE

PRICE  
REDUCED



PRICE REDUCTION

Asking price £190,000 Leasehold

A beautifully presented one bedroom, ground floor apartment with PATIO onto picturesque landscaped gardens. PARKING SPACE INCLUDED. Hepworth Court is minutes away from Brighouse town centre amenities and transport links. Age exclusive over 60's McCarthy Stone development.

Call us on 0345 556 4104 to find out more.

# Hepworth Court, Parsonage Lane, Brighouse

## Summary

Hepworth Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. The development consists of 30 one and two-bedroom retirement apartments for the over 60s. The dedicated House Manager is on site during working hours to take care of things and make you feel at home.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

## Local Area

The traditional Yorkshire town of Brighouse has all the facilities you need to enjoy a full and active retirement. In a convenient location, Hepworth Court allows easy access to all that is available. Well served by the major supermarkets and high street brands, the town centre also offers a wide range of independent retailers, opticians, banks, pharmacies and a post office.

There is also a good selection of restaurants and bars with food choices ranging from traditional pub meals to fine international cuisine. If you enjoy the outdoors,



award winning Wellholme Park is a wonderful public open space, home to beautiful floral bedding displays, bowling clubs, and a swimming pool. There are excellent golf facilities in the area while cricket lovers will find Brighouse Cricket Club less than a mile from Hepworth Court. A local access bus provides free travel each Thursday to Tesco.

Good access links both by road and rail ensure your family are always close by. The nearby M62 provides direct access to towns and cities across the region. Brighouse railway station has direct trains to Bradford, Leeds and Manchester.

## Entrance Hall

Front door with spy hole leads to the entrance hall. From the hallway there are doors to two storage cupboard/airing cupboards, one housing the electric boiler and Ven-Axia. The other storage cupboard is a slim cupboard that houses the electric meter, enough room to store your ironing board and Hoover. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency response control panel located in the hall. Doors lead to the living room, bedroom and bathroom.

## Living Room

This delightful lounge has a patio offering garden views making the lounge bright and airy. This spacious living room has plenty of room for dining furniture. TV and telephone points, Sky/Sky+ connection point, ceiling lights, fitted carpets, raised electric power sockets. Through to kitchen.

## Kitchen

Fully fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Sink with mono lever tap, drainer and window offering



# 1 Bed | £190,000

garden views. Low level oven, ceramic hob, cooker hood and integral fridge freezer. Tiled floor.

## Bedroom

A bright and airy bedroom with window offering garden views. This room also has the benefit of a large walk-in wardrobe housing rails and shelving. TV and telephone points, Sky/Sky+ connection point, ceiling light, fitted carpets, raised electric power sockets.

## Shower Room

Fully fitted with suite comprising of a large walk in shower with screen and hand rail, WC, vanity unit with wash basin and mirror above. Shaving point, electric heater, extractor fan. Mirrored cabinet. Heated towel rail. Tiled floor.

## Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge is £3,148.10 for the financial year ending 30/06/2025. The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

## Car Parking

Parking space included in the sale.

## Leasehold Information

Lease: 999 years from 1st Jan 2018

Ground rent: £425 per annum

Ground rent review: 1st Jan 2033

Managed by: McCarthy and Stone Management Services

It is a condition of purchase that all residents must meet the age requirements of 60 years.

