



Burghley

LIVING

Alderman Lodge

ELMWOOD DRIVE
BRIGHOUSE
HD6 2FD



*The future
you've earned*

Call: **0800 999 1989**





Enjoy life with fewer responsibilities

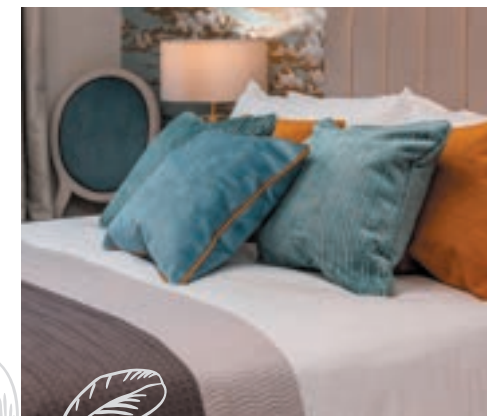
Whether you want to be closer to family, travel more or enjoy life with fewer responsibilities, Alderman Lodge is the perfect place for you to begin your new adventure. Designed exclusively for the over 55s, this stunning development of one and two-bedroom apartments, set within landscaped grounds, is ideally positioned for you to enjoy life to the full.

Live your future your way, in one of our luxurious apartments, within a secure and vibrant community. Everyday tasks such as mowing the lawn, cleaning windows and clearing out gutters are taken care of, leaving you free to spend more time doing the things you enjoy.

Relax and socialise in the beautifully landscaped grounds, simply unwind in the privacy and comfort of your new home or, enjoy the best of both worlds, and join in a programme of homeowner's social events. With the on-site Lodge Manager on duty five days a week and security fob entry into the development, you can relax with complete peace of mind in a safe and secure environment.

Perhaps you're downsizing from your family home? At Alderman Lodge, you have the luxury of a welcoming communal lounge and coffee station, which provides additional space for entertaining your friends and family, with the ability to book them into the guest suite should they wish to stay overnight. You also have the benefit of an outdoor terrace for those of you who enjoy relaxing in the sunshine.

The future you've earned.



Designed with you in mind

With a range of 37 one and two-bedroom apartments, Alderman Lodge, Brighthouse offers safe and luxurious homes that are built to last.

Finished to a high standard, our modern and stylish apartments are packed with thoughtful features such as well-designed fully fitted kitchens and bathrooms, higher level plug sockets, low-profile shower trays and slip resistant flooring. We are passionate about standards of safety and every apartment features a video door entry phone, serviced intruder alarm and 24-hour emergency call out system as standard.

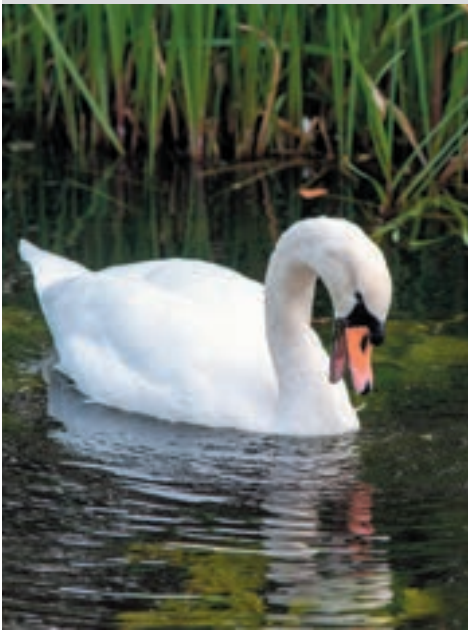
With well-positioned integrated appliances, including a dishwasher, stainless-steel oven and extractor hood, your kitchen is ready to use from the moment you move in. Our apartments are highly insulated and energy efficient, including double glazing and electric panel heating throughout, to help you keep those energy bills to a minimum.

Car parking is available, including electric charging points, along with mobility scooter storage and cycle racks for those who prefer two wheels.



It's all about location...

Some might say Brighouse is a hidden gem – and if you move here, you will find out why. Located in the heart of West Yorkshire, Brighouse is a market town with a rich history dating as far back as Roman times.



With a past boasting textiles, mining, quarrying, dying and wire works as well as being one of the first towns to get a railway, it has managed to stay relatively unspoilt despite being so well connected.

Evidence of its rich history is demonstrated throughout the town, with well-preserved industrial and civic buildings including the Assembly Rooms and Town Hall.

If it is the great outdoors that pulls you to Brighouse, being situated in the Lower Calder Valley means you get miles and miles of canal towpath to explore – all the way to Sowerby Bridge and beyond. For the more energetic, Cycle Path 66 navigates along the canal as well as the countryside and historical industrial

areas and The Crow Nest Golf Club will get your steps up whilst enjoying the West Yorkshire countryside.

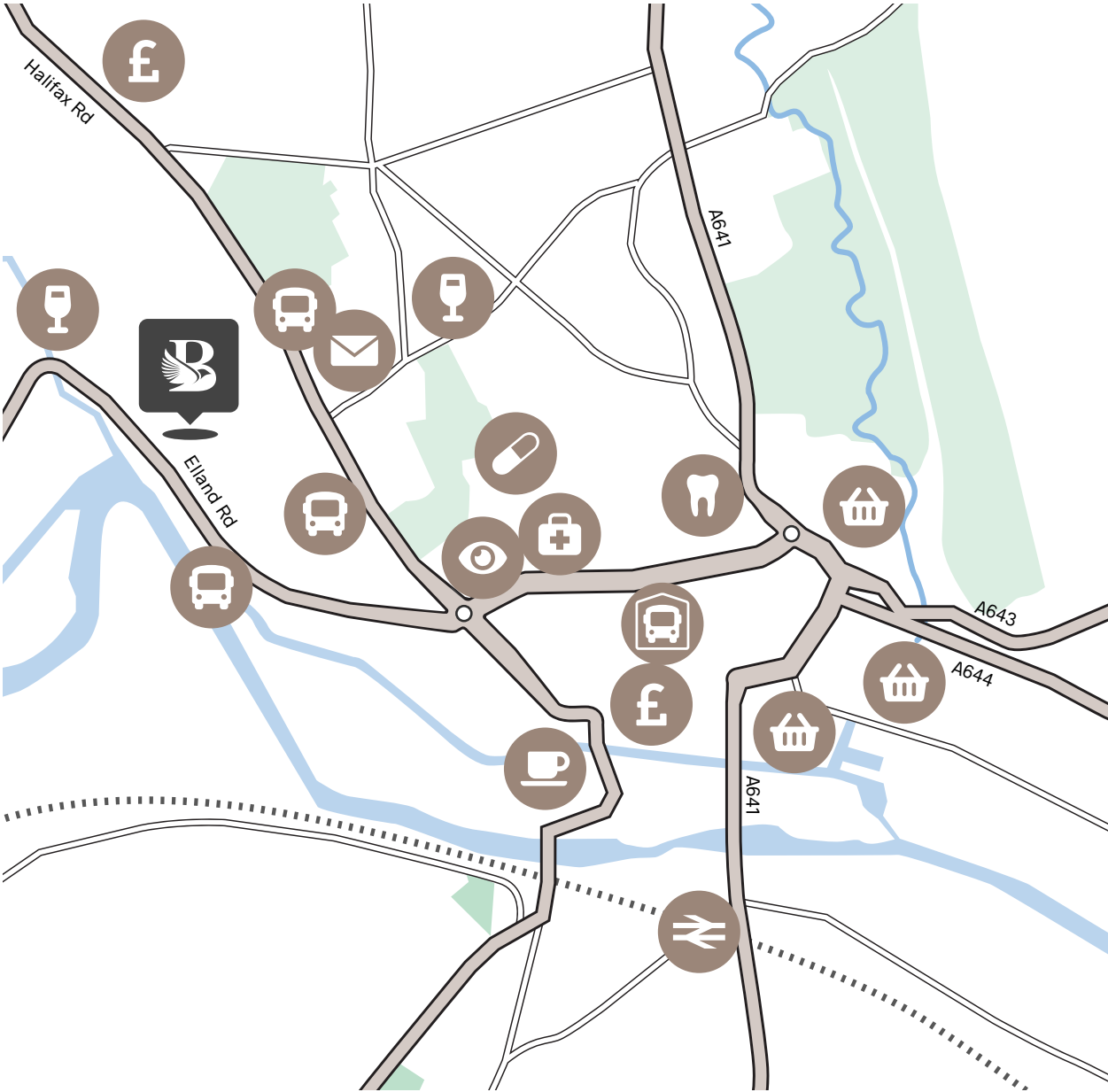
Or for something more sedate either on your own or with family, you won't want to miss the facilities of award-winning Wellholme Park or Cromwell Bottom Nature Reserve.

For culture-lovers, The Brighouse and Rastrick Band may be familiar to you, they are known around the world and are very proud to perform at the many events and festivals featuring in the towns' busy annual calendar. The Brighouse Arts Festival, The 1940s weekend and The Artisan Market are all regular features, not to mention the monthly volunteer-led Brighouse Community Cinema.

And when you need a rest from all the activities Brighouse has to offer, you can return to your luxury apartment and recharge, ready for more adventures.



Live your life your way.



Local map...

- Bus Stop 0.2m
- Bus Station 0.6m
- Cafe 0.6m
- Cash Point 0.6m
- Dentist 0.6m
- Doctor 0.5m
- Optician 0.6m
- Pharmacy 0.5m
- Post Box 0.2m
- Public House 0.2m
- Supermarket 0.8m
- Train Station 0.8m



Alderman Lodge, Brighouse

1 and 2 bedroom
Luxury Apartments

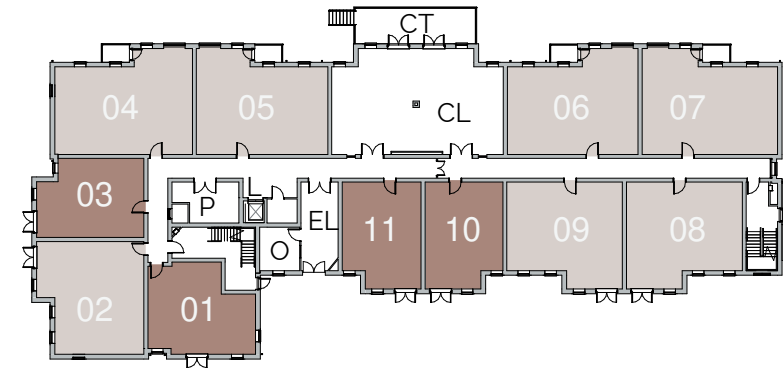
Key

- One Bedroom Apartment
- Two Bedroom Apartment
- Communal Areas
- CL Communal Lounge
- EL Entrance Lobby
- P Plant Room
- B Bin Store
- O Office
- L Lift
- CT Communal Terrace
- CS Cycle Store

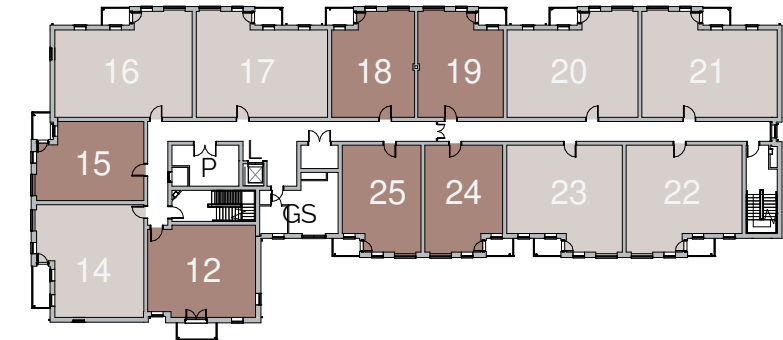


Apartments

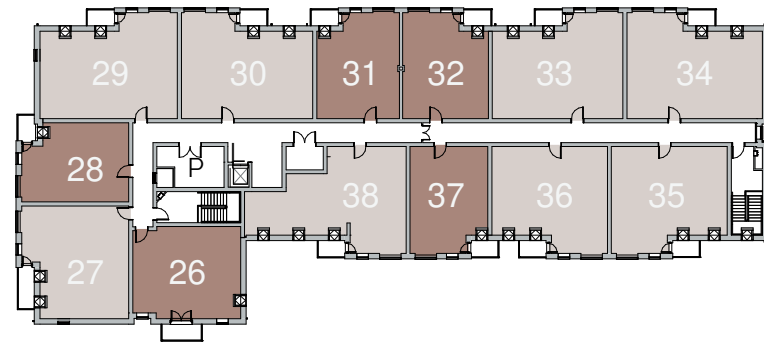
Ground Floor Plan



First Floor Plan



Second Floor Plan



Key

- One Bedroom Apartments
- Two Bedroom Apartments
- Communal Terrace
- GS Guest Site
- L Lift

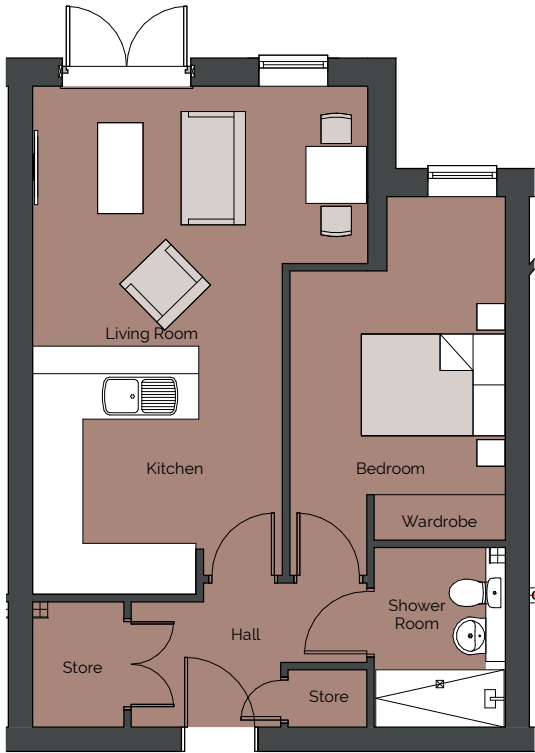
- CL Communal Lounge
- EL Entrance Lobby
- O Office
- P Plant Room



Typical One-Bedroom Apartment Layout

Total Area 50.4m² / 542ft²

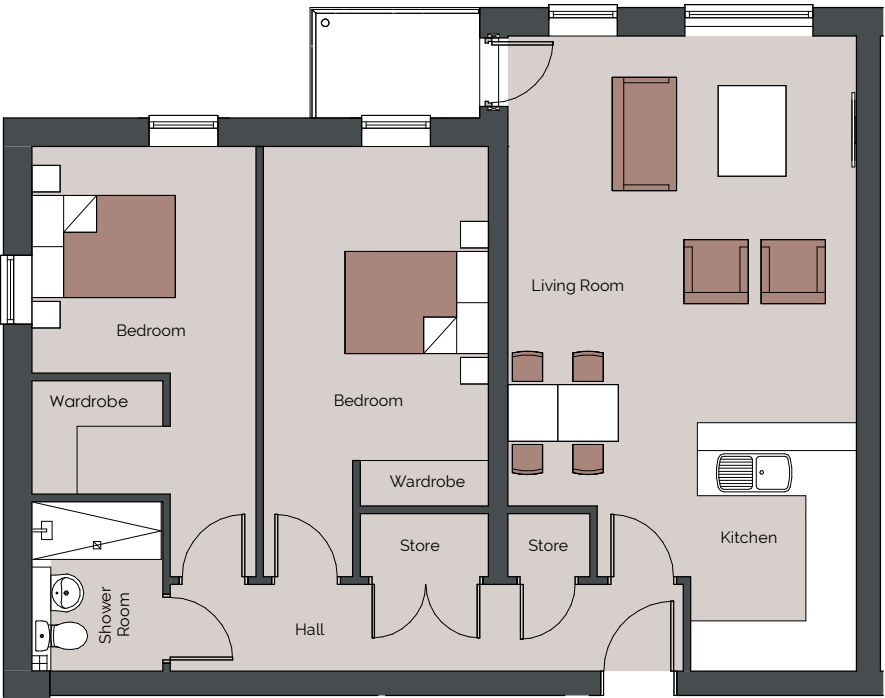
Kitchen	9'10" x 6'11"	3000mm x 2108mm
Living Room	12'2" x 14'6"	3722mm x 4438mm
Shower Room	7'9" x 5'8"	2368mm x 1733mm
Bedroom	12'11" x 9'4"	3941mm x 2850mm



Typical Two-Bedroom Apartment Layout

Total Area 82.5m² / 888ft²

Kitchen	9'10" x 7'1"	3000mm x 2170mm
Living Room	17'11" x 15'1"	5462mm x 4613mm
Shower Room	7'4" x 5'8"	2241mm x 1733mm
Bedroom 1	15'1" x 9'9"	4600mm x 2965mm
Bedroom 2	15'7" x 9'9"	4756mm x 2978mm



Apartment Specification

Interiors:

- Double glazed windows with trickle vents
- Fitted wardrobes in each bedroom
- Storage to the hallway
- TV points in the lounge and bedrooms
- Ultra high-speed internet connection
- Illuminated light switches in key areas
- Raised sockets throughout, with USB charging points to bedside sockets
- Door bell to apartment entrance door
- Energy efficient, economical hot water system
- Utility store incorporating space for a washer/drier

Kitchen:

- Ceramic hob
- Integrated electric oven set at waist-height
- Stainless steel cooker hood
- Integrated fridge/freezer
- Stainless steel sink with chrome soft-turn mixer tap
- Slip resistant Amtico flooring
- Downlighters
- Integrated dishwasher



Bathrooms:

- White sanitary wear with chrome fittings
- Easy turn mixer taps
- Polished chrome heated full size towel rail
- Illuminated mirror vanity unit
- Ultra-low profile, large shower tray
- Ceramic wall tiles
- Slip resistant floor tiles
- Fixed head and hand held thermostatic shower
- Dual flush WC

External & Communal Areas:

- Free car parking
- Landscaped communal grounds
- Electric vehicle charging points
- External light to individual patio/balconies
- Lodge Manager to assist with the daily running of the development
- Communal lounge with wi-fi
- Lift to all floors
- Guest suite with shower room, television and wi-fi for your visitors
- Fully maintained communal areas
- Buggy storage with charging points
- External refuse store

Security & Safety:

- Video door entry system linked to your own television
- Intruder alarm
- Mains connected smoke detectors
- 24-hour support system provided via a digital call system with a personal alarm
- Security locks to windows



Live your future, your way

“Burghley Living is the result of years of research and planning to get the right homes to the right people, in the right places. We are delighted to bring a new standard of living to the market and look forward to seeing the difference it makes to our customers.”

Martin Hutson, Managing Director,
Burghley Living.

Call us on **0800 999 1989** or email us at
info@burghleygroup.co.uk to find out more.

You can also visit **burghleyliving.co.uk**

Imagery shown is representative and the furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment. This brochure is not a contract nor forms any part of a contract. The company reserves the right to alter specification without notice. Age restrictions apply at Burghley Living developments. Details are correct at time of print.

