



RESIDENTIAL



## 51 Larkfield Court

Brighouse, HD6 1AW

**£134,950 Leasehold**





We are delighted to offer for sale this very spacious second-floor apartment which is one of a few in a small block at the head of this residential cul-de-sac. The apartment is available for immediate occupation and has recently been redecorated and re-carpeted throughout. In offers, ideal accommodation for a single person or couple and comes with the benefit of a very large garage. The spacious lounge has a Juliet balcony with pleasant views and the main bedroom has an ensuite shower room.

### Location

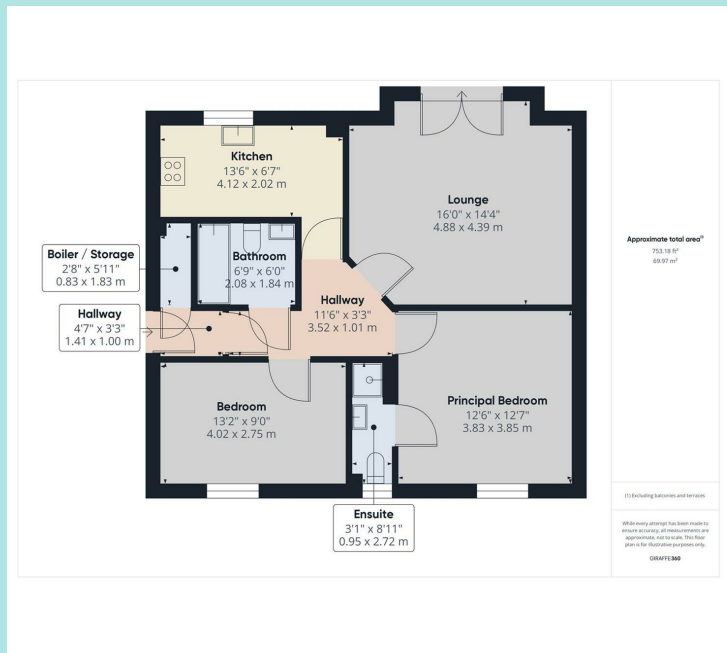
Larkfield Court is a small residential development built some 20 years ago just outside the town centre of Churchfields Road. The apartments have communal grounds and number 51 has offstreet parking as well as it's garage. The town centre it's shops bars, restaurants and local supermarkets are all within walking distance, making with the most convenient place to live. For those who commute Junction 25 of the M62 is a five minute drive away.

### Accommodation

On the ground floor is a communal entrance hall with intercom system and staircase to the first and second floor. Apartment 51 is on the second floor and has a entrance lobby with storage cupboard housing the hot water system. There is then a large entrance hall with access to all rooms and an intercom telephone. A generous sized lounge to the rear of the property has a Juliet balcony with French doors and pleasant aspect. The kitchen has an inset sink and range of modern base units, wall units and worktops with complimentary tiling, gas hob, built-in electric oven and integrated washing machine. The main bedroom is a large double at the front of the apartment and has an ensuite shower room with three-piece suite, comprising WC. Wash and basin and tiled shower cubicle. The second bedroom is also a good sized double with pleasant aspect up the cul-de-sac. The bathroom has a three-piece white suite with mixer tap, shower and complimentary tiling. As you look at the block apartment 51 owns the right-hand garage which has light power and an up and over door.

There are then communal gardens around the apartment block

Council tax band: B  
 EPC rating: C  
 Ground rent: £250pa  
 Service charge: £1200 pa



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01484 711200



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