



RESIDENTIAL



8 Yarn Court Winding Rise

Bailiff Bridge, Brighouse, HD6 4FS

£89,950 Leasehold





We are pleased to offer for sale this first floor two bedroom apartment which is available for immediate occupation. The property provides well planned accommodation with electric heating and a kitchen with built-in appliances. Both bedrooms are doubles and there is a good size bathroom with shower over the bath.

Location

The apartment stands in a block at the head of this popular residential cul-de-sac and has a designated parking space. Bailiff Bridge has local shops within walking distance and Brighthouse town centre, local parks, supermarkets and schools are all within 1 mile. Junction 26 of the M62 is a 10 minute drive away making this a convenient location for those who need to commute.

Accommodation

On the ground floor is a communal entrance lobby with postbox as an an intercom for the inner entrance door. Apartment 8 is then on the first floor.

There's a large Entrance Hall with cloakroom cupboard and separate storage cupboard with a hot water system. A good size Lounge has French doors to a Juliet balcony with pleasant aspect . This is then open to the Kitchen with range of modern units built-in cooker, hob, extractor hood, washing machine and fridge freezer. There are two double Bedrooms one of which has large freestanding wardrobes. The Bathroom has a modern white suite with shower unit, complimentary tiling and shaver point.

There is one designated parking space and several visitor spaces.

Lease Details . The property is Leasehold on a 125 year lease from 1/12/2004 . Ground rent is £125 and Current Service Charges £1191 PA



Council tax band: B
EPC rating: C
Ground rent: £125
Service charge: £1191

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