



Apartment 6, Spool Court Winding Rise

Bailiff Bridge, Brighouse, HD6 4FT

Offers Around £75,000 Leasehold





Offered to the market with the benefit of no upper chain is this one bedroom, ground floor apartment, providing well planned and attractively presented accommodation which is located in this highly sought after residential location. Ideally situated for access to the M62 motorway network, the property includes a dedicated parking space with additional visitor parking available and communal grounds.

Location

Spool Court is towards the head of this residential cul-de-sac of apartments and houses that were built approximately 20 years ago. Located off the main Bradford Road in Bailiff Bridge, this is a convenient location for access to Brighouse, Bradford, the A58 and J26 of the M62. Local shops are within walking distance including a new mini supermarket, recently constructed.

Accommodation

There is a communal entrance hall with intercom system and post boxes.

From the communal hallway, a door leads into the apartment's private entrance hall with intercom handset and useful storage cupboard which house the water cylinder and fuse board. The spacious open plan living kitchen enjoys an excellent range of base, wall and drawer units with contrasting worktops and up stands which incorporate a 1 and ½ bowl sink with drainer and mixer tap over, and electric hob with extractor hood above. Integrated appliances include: electric fan oven, washing machine and fridge freezer. The living area is set towards the external wall with two large windows providing ample natural daylight. There is a good size double bedroom and the bathroom benefits from a white three-piece suite comprising: low flush WC, wash hand basin with mixer tap, bath with shower over and glass shower screen. The walls are part tiled, there is a electric heated towel rail and an extractor fan. The apartment is heated via electric wall mounted heaters and there is a valid, Satisfactory EICR.

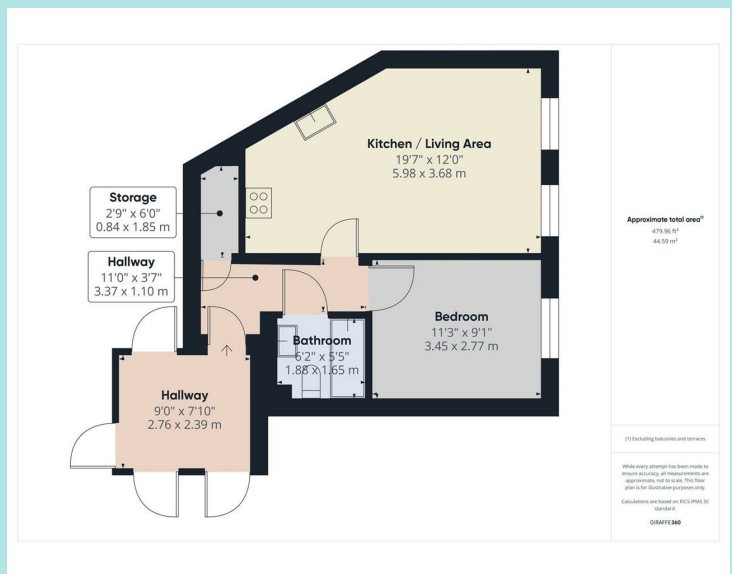
Externally, the apartment benefits from one designated parking space. In addition, there is visitor parking and communal grounds.

Lease Details

Term: 125 Years from 1st December 2004.

Annual Ground Rent: £125.00

Annual Service Charge: £877.58



Council tax band: A

EPC rating: C

Ground rent: £125.00 per annum

Service charge: £877.58 per annum

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