



## 8 Jacquard Court Winding Rise

Bailiff Bridge, Brighouse, HD6 4FR

**Offers In Excess Of £100,000 Leasehold**





Offered to the market with the benefit of no upper chain, this two bedroom, first floor apartment includes a Juliette balcony and provides ready to move into accommodation. Located in this highly sought after residential location, the apartment enjoys easy access to the M62 motorway network and would ideally be suit someone looking to commute. With communal grounds, a dedicated parking space and additional visitor parking available.

### Location

As you enter the car park for these residential apartments and houses, Jacquard Court is directly ahead at the far side of the car park. Apartment 8 is located on the first floor. Set back from the main A641/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, and stairs lead up to the first floor. From the communal hallway, a door leads into the apartment's private entrance hall with intercom handset and two useful storage cupboards, one of which houses the water cylinder.

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 stainless steel splashback and extractor hood above. Integrated appliances include: electric fan oven, washing machine and fridge freezer. The living area enjoys ample natural daylight with a window to the side elevation and French doors with a Juliette balcony to the front elevation.

The principal bedroom has a recess perfect for wardrobes, and the second bedroom is a small double. With part tile walls, the bathroom features a white three-piece suite comprising: low flush WC, wash hand basin with mixer tap, bath with shower over and glass shower screen. There is a towel rail, extractor fan and mirrored cupboard space for toiletries. Heating is provided throughout the apartment via electric wall mounted heaters.

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

### Lease Details

Term: 125 Years from 1st December 2004.

Annual Ground Rent: £125.00 per annum.

Annual Service Charge: Approximately £1,245 per annum.

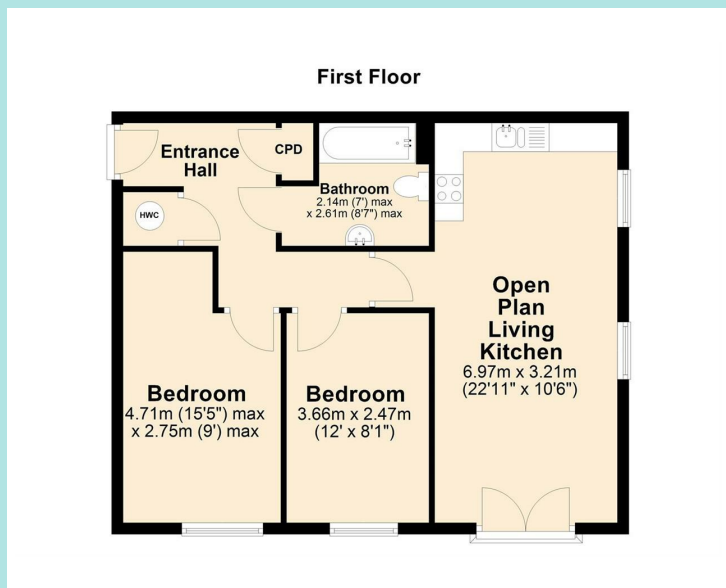
There is an additional annual charge to Bridgfords of £98.08 which relates to the amenity land that is adjacent to the development.

Council tax band: B

EPC rating: D

Ground rent: £125 per annum.

Service charge: Approximately £1,245 per annum.



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