



## Miller Court Axminster Drive

Bailiff Bridge, HD6 4FP

Asking Price £110,000 Leasehold







Positioned on the outer edge of this ever popular residential development of houses and apartments, 7 Miller Court is a first floor, two double bedroom apartment offering well-presented accommodation perfect for first-time-buyer and buy-to-let investors alike.

### Location

The apartment is conveniently located close to the centre of Bailiff Bridge, enjoying a good range of local shops/amenities and benefiting from excellent commuter links by both road and rail with regular rail services running from both Brighouse station and Low Moor station. The M62 is easily accessed with both J25 and J26 being approximately equidistant from the property, The area boasts highly regarded schools including Bailiff Bridge Infant & Junior School, Lightcliffe C of E Primary School, Brighouse High School and Hipperholme Grammar School.

### Accommodation

Access is gained into the neutrally decorated entrance hallway which benefits from two storage cupboards. The door to your right takes you through to the part-tiled bathroom boasting a three-piece suite comprising a w/c, pedestal wash-hand basin and panelled bath with overhead shower attachment.

Across the hallway is the spacious principal bedroom with a large window allowing for natural light. The principal bedroom benefits from a part-tiled en-suite with w/c, pedestal wash-hand basin and walk-in shower cubicle.

Further down the hallway, a second double bedroom benefits from built-in wardrobes whilst the living kitchen has dual-aspect windows and French doors leading out to a Juliette balcony. The kitchen offers a range of wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap. Integrated appliances include a oven, four-ring hob with extract above, dishwasher and fridge freezer.

Externally, the property comes with allocated parking for one car.

Council tax band: B

EPC rating: B

Ground rent: £125 per annum

Service charge: £1,550 per annum



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