

Peter David

Properties Ltd

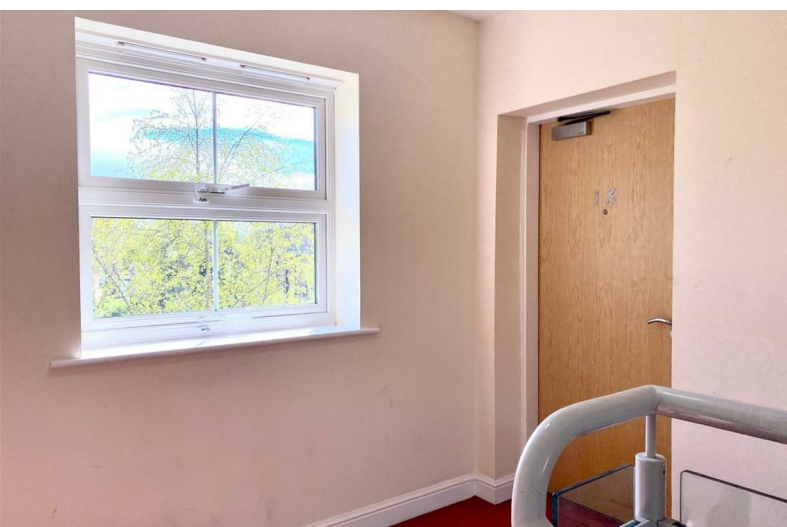
Residential Sales and Lettings



Freeman Court Axminster Drive

Brighouse, HD6 4FN

£100,000



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Bailiff Bridge, Brighouse, HD6 4FN

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A perfect opportunity to purchase this spacious TWO BEDROOM APARTMENT with two double bedrooms, a large open living space and integral kitchen, a white tiled bathroom suite and handy storage cupboards. The property is on the third floor meaning there are no other properties to the side or above giving the peace of mind of a quiet private space.

Ideally located in Bailiff Bridge in walking distance of local amenities and transport links, the property has allocated parking and a secure entry system. Well presented throughout this makes an ideal way to step onto the property ladder or for those looking to downsize. The property is offered for sale with NO ONWARD CHAIN.

Please note that the lease does say that you can not sublet the property.

Please contact us to arrange your viewing.

Entrance Hallway

Accessed via a staircase on the third floor, the entrance hallway leads into the property and provides access to the bedrooms, bathroom and living room as well as two handy storage spaces. There is a window overlooking the rear of the property letting in natural light.

Living Room

16'8" m x 10'2" m (5.1 m x 3.1 m)

A spacious open living room spanning the full length of the property and open plan to the kitchen. With a feature electric fireplace. Light and neutral colour scheme and far reaching views.

Kitchen

10'2" m x 6'6" m (3.1 m x 2 m)

With integral appliances including an oven, hob, sink, washing machine and fridge freezer, the kitchen has white cupboards and dark worksurfaces providing plenty of work surface and storage space and has ceiling spotlights.

Bedroom One

15'8" m x 9'2" m (4.8 m x 2.8 m)

A double bedroom overlooking the front of the property with an electric heater.

Bedroom Two

11'9" m x 8'2" m (3.6 m x 2.5 m)

A double bedroom overlooking the front of the property with an electric heater.

Bathroom

8'6" m x 6'10" m (2.6 m x 2.1 m)

With a bathtub, sink and w/c the bathroom has white tiling and a white colour scheme throughout.

External

The property has allocated and visitor parking within the grounds. There is secure access to the front of the building.

Directions

For Satnav please use the postcode HD6 4FN

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages

We recommend KB Mortgage Services, on hand to

discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

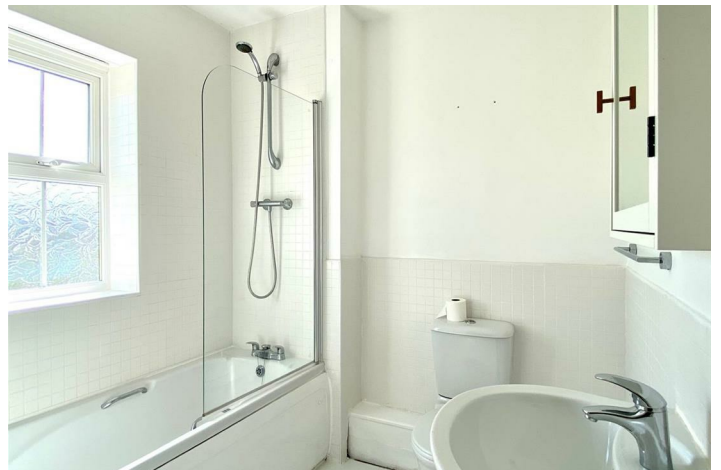
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective

buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



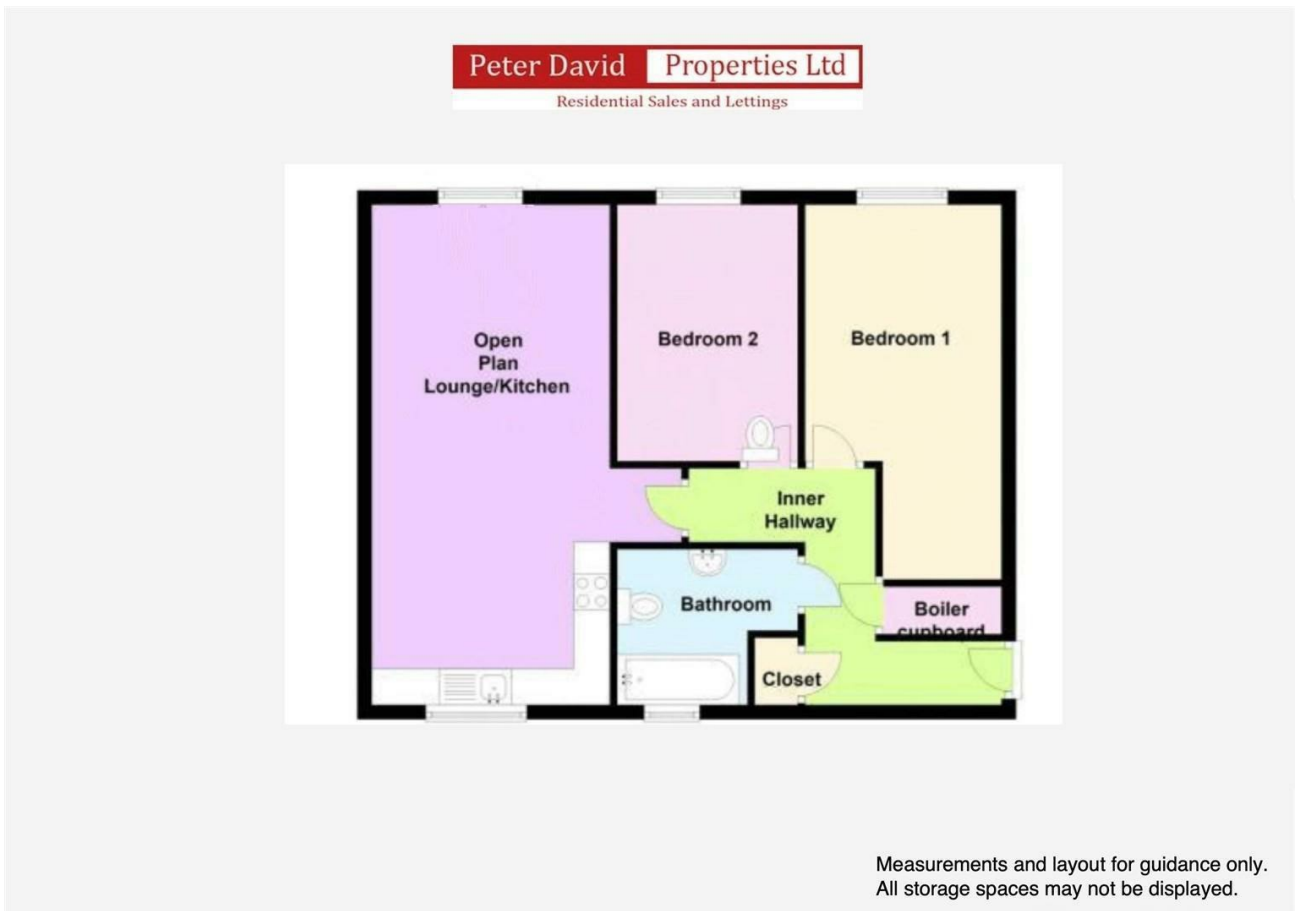
Hybrid Map



Terrain Map



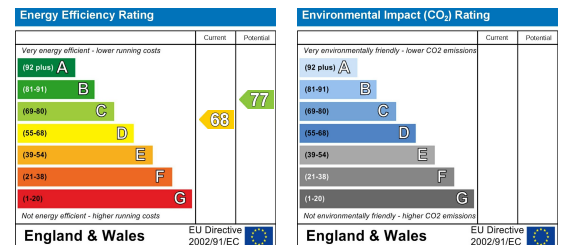
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.