

Peter David

Properties Ltd

Residential Sales and Lettings



Lands House Cromwell Close

Brighouse, HD6 3BN

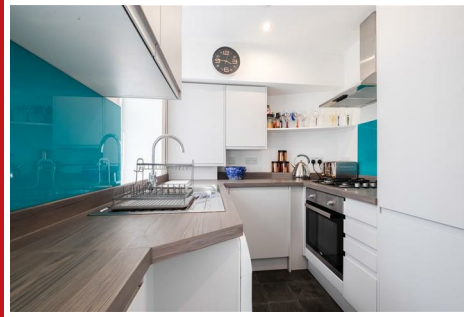
£170,000



Lands House Cromwell Close

Rastrick, Brighouse, HD6 3BN

£170,000



Welcome to Cromwell Close, Brighouse - a charming location for this delightful two-bedroom apartment. This modern and stylish property is beautifully presented, offering spacious accommodation spread over two floors.

Situated in an ideal location close to motorway links, this apartment not only provides convenience for commuters but also ensures easy access to nearby amenities. The allocated parking adds to the convenience, making coming home a breeze.

Internal Accommodation comprises a shared and secure entrance hall, internal entrance, living room, kitchen, downstairs W/C, two bedrooms, an en-suite and family bathroom.

Whether you're looking for a cozy home for yourself or a smart investment opportunity, this apartment ticks all the boxes. Don't miss out on the chance to own a piece of this sought-after location. Contact us today to arrange a viewing and step into your new home at Cromwell Close.

The property is freehold with a service charge of £225 per quarter.

Communal Entrance

There are two secure entrance points leading into the hallway. A grand staircase leads up to the property which is accessed on the first floor.

Internal Entrance

A hallway providing space for coats and shoes and leading to the living room and downstairs W/C

Living Room

A spacious living room with windows to the side and rear of the property providing plenty of natural light. Ceiling spotlights and a feature fireplace. Blue feature wall with white ceilings and surrounding walls and light grey carpets.

Kitchen

With white wall and base units. Blue splashbacks, integrated appliances including cooker, gas hob and fridge freezer.

W/C

With W/C and sink.

Bedroom One

A double bedroom built into the eaves of the property with sloping ceilings adding character. Velux window and side windows allow plenty of light and a white colour scheme and light grey carpets provide a light and airy space.

En- Suite

Accessed from the main bedroom with a sink, W/C and shower. Ceiling spotlights, white tiling and dark grey flooring.

Bedroom Two

A double bedroom with built in cupboard, white colour scheme to the walls and light grey carpets. A velux window provides natural light.

External

There is allocated parking within the grounds of the building.

Directions

For Satnav please use the postcode HD6 3BN.

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

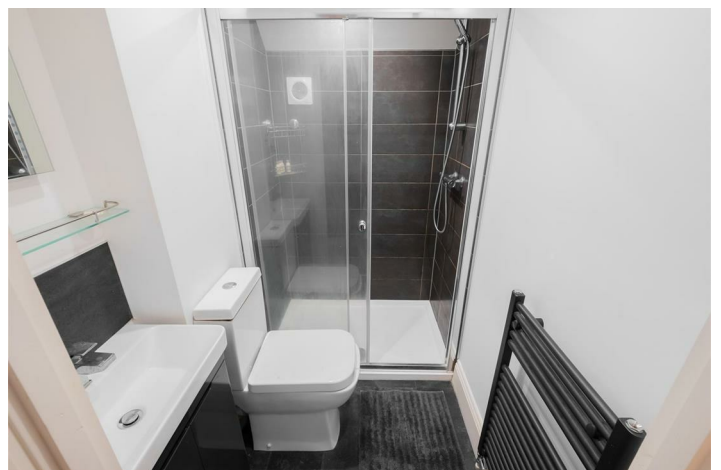
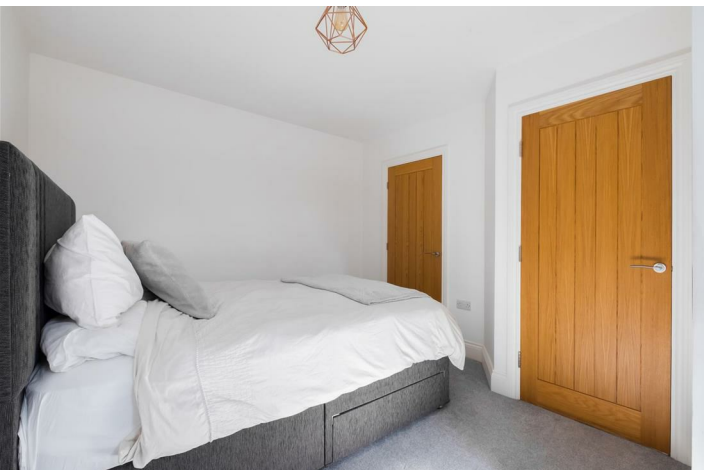
only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.

Service Charge

The property is freehold with a service charge of £225 per quarter.



Road Map



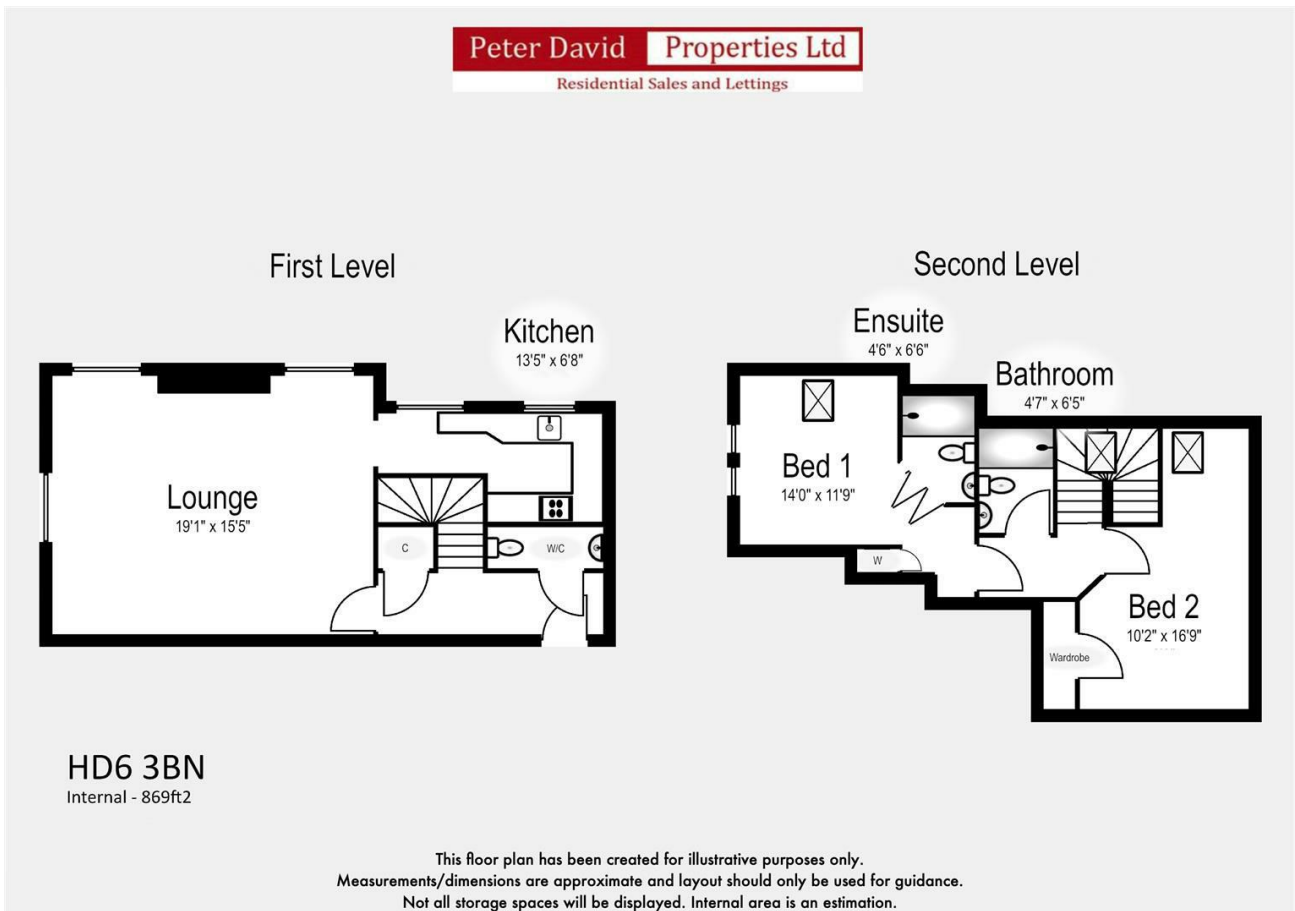
Hybrid Map



Terrain Map



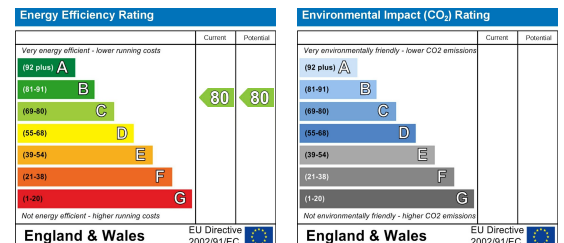
Floor Plan



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.