

Peter David

Properties Ltd

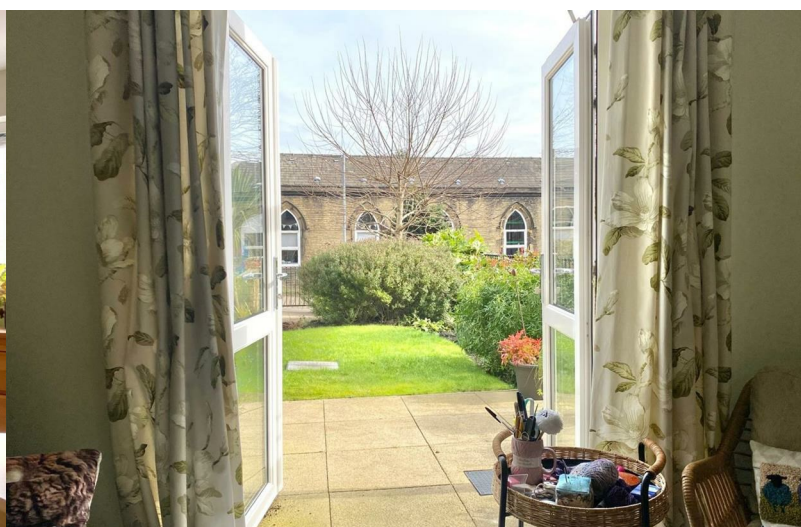
Residential Sales and Lettings



2 Hepworth Court

Brighouse, HD6 1AE

£190,000



2 Hepworth Court

Parsonage Lane, Brighouse, HD6 1AE

£190,000



Welcome to Hepworth Court, a charming ground floor apartment located on Parsonage Lane in Brighouse. This beautifully presented one-bedroom property is part of an age-exclusive McCarthy Stone development, designed specifically for those over 60.

As you enter the apartment, you will find a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The well-appointed bedroom provides a peaceful retreat, while the modern bathroom ensures convenience and comfort. One of the standout features of this apartment is the delightful patio that opens onto picturesque landscaped gardens, allowing you to enjoy the beauty of nature right at your doorstep.

In addition to the lovely living space, this property comes with a dedicated parking space, making it easy for you and your visitors to come and go. The communal areas foster a sense of community, providing opportunities to socialise with neighbours and enjoy shared facilities.

Situated within walking distance of Brighouse town centre, you will have easy access to a variety of local amenities, including shops, cafes, and transport links. This prime location combines the tranquillity of garden living with the convenience of urban life.

This apartment is an ideal choice for those seeking a comfortable and secure living environment in a vibrant community. Don't miss the opportunity to make this delightful property your new home.

Living Room

A spacious living room with patio doors opening out onto communal gardens and a patio area.

Kitchen

A fully fitted kitchen with a oven, hob, sink and drainer, ample worksurface and storage space with wall and base units, and a built in fridge freezer.

Bedroom

A double bedroom overlooking the gardens with a built in wardrobe.

Bathroom

A walk in shower, hand basin and w/c, the bathroom is tastefully tiled and well presented in keeping with the property.

Hallway

A spacious hallway with storage space.

External

With a residents car park and secure access, as well as communal gardens which are immaculately kept.

Communal Space

There is a communal lounge for residents providing space for relaxing and enjoying a tea or coffee.

Directions

For Satnav please use the postcode HD6 1AE

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.

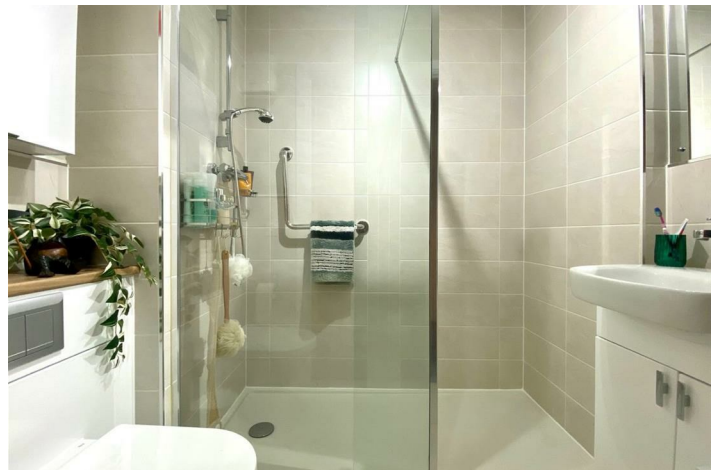
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially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



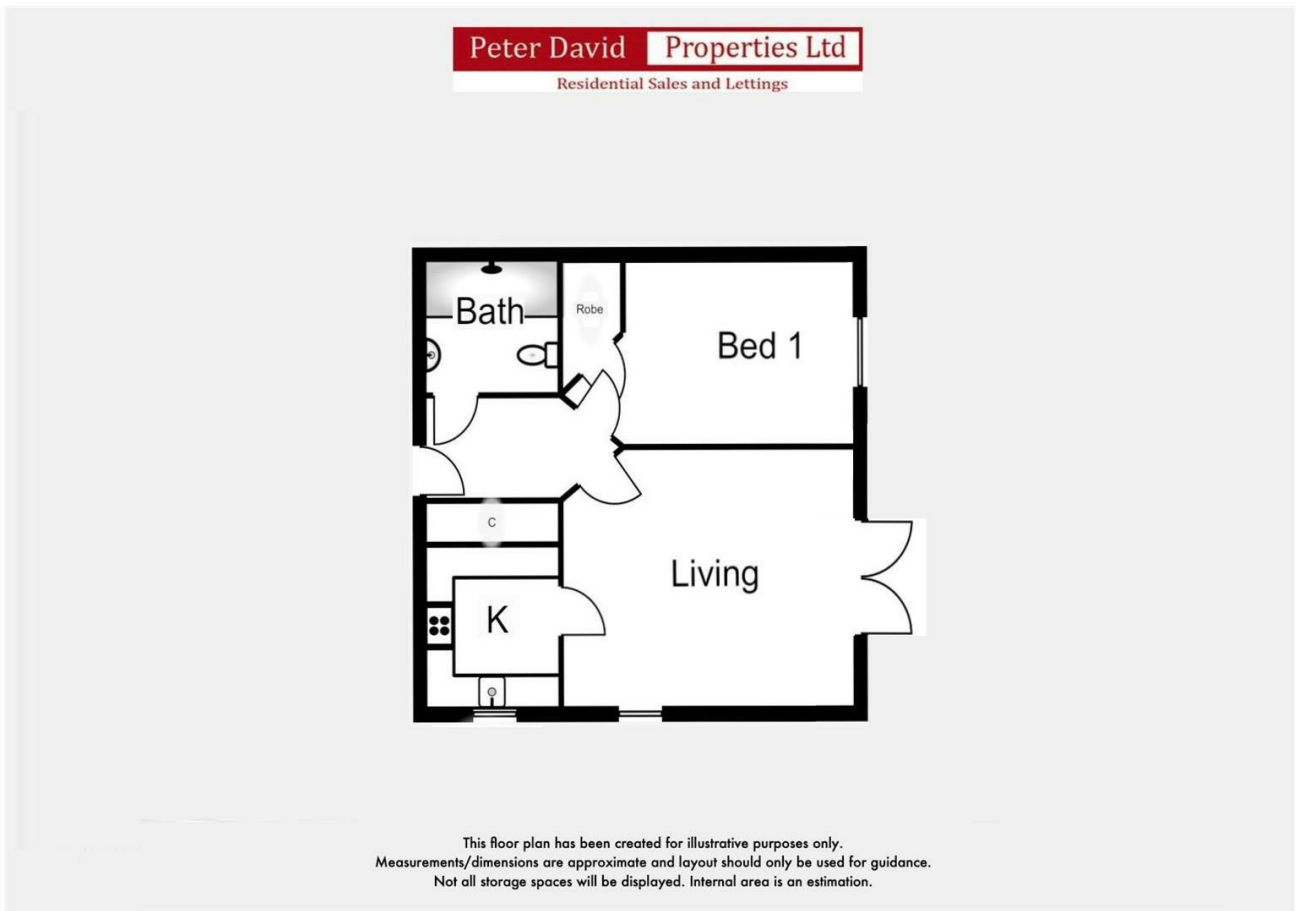
Hybrid Map



Terrain Map



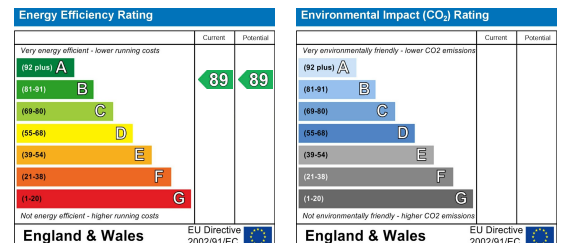
Floor Plan



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.