

# Peter David

# Properties Ltd

Residential Sales and Lettings



## Hepworth Court

Brighouse, HD6 1AE

£250,000



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Nestled on Parsonage Lane in the charming town of Brighouse, this delightful ground floor apartment is an ideal residence for those aged 60 and over as part of an age-exclusive McCarthy Stone development.

The property boasts a spacious layout, featuring generously sized rooms that include two comfortable double bedrooms, perfect for relaxation or hosting guests. One of the standout features of this apartment is the lovely patio area, which provides an inviting space to enjoy the afternoon and evening sun. It is an excellent spot for unwinding with a book or entertaining friends and family in a tranquil setting.

Convenience is at your doorstep, as this property is within walking distance of Brighouse town centre. Here, you will find a variety of shops, supermarkets, and cafes, ensuring that all your daily needs are easily met. Additionally, excellent transport links are nearby, making it simple to explore the surrounding areas and the doctors is just around the corner.

This apartment is offered for sale with no onward chain, allowing for a smooth and hassle-free purchase process. Whether you are looking to downsize or seeking a comfortable and accessible living space, this property presents a wonderful opportunity to enjoy a relaxed lifestyle in a vibrant community. Do not miss the chance to make this charming apartment your new home.

## Communal Entrance

With key fob secure access from the car park and automatic doors, the entrance hall leads into the building and on to Apartment 12 on the ground floor.

## Internal Entrance Hall

Leading in from the ground floor, the entrance hallway is a wide, open and welcoming space with beige carpet and a light neutral colour scheme. There is a window to the side aspect allowing natural light into the space and there are two generously sized cupboards, each with double doors and one of which is currently home to a washer drier. The hallway provides access into the living room as well as the bedrooms and bathroom and has space for furniture to sit.

## Living Room

A spacious living room with enough space to comfortably house sofas and a dining table. There is a window to the front and French doors to the side of the property which open onto the patio. With a light brown carpet and light and neutral colour scheme, this is a welcoming environment in which to relax and entertain. An electric fireplace provides the focal point and the room provides access into the kitchen.

## Kitchen

Overlooking the side aspect,, the kitchen has light wooden effect base and wall units with contrasting dark worktops. A built in oven, hob and extractor, a stainless steel sink and drainer and a built in fridge freezer are also included. With white tiled flooring and ceiling spotlights this is a nice and airy environment to prepare food in.

## Bedroom One

A spacious double bedroom to the side aspect with a corner walk in wardrobe. Continuing with brown carpets and light neutral walls and ceilings,

## Bedroom Two

A second double bedroom to the side aspect overlooking the communal grounds and Brighouse library beyond.

## Shower Room

A well presented shower room with a walk in shower, w/c, hand basin and heated towel rail. There is useful storage cabinets on the walls,

## Communal Rooms

The development benefits from a large communal living space perfect for relaxing and reading a book with fellow residents or having a tea or coffee with family and friends.

A guest room is available at a discounted rate through McCarthy Stone for family wishing to visit and stay overnight

## External

The property comes with its own dedicated parking space at the front entrance. There is also visitor parking available.

## Leasehold

With 992 years remaining currently set at £286 per month.

## 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



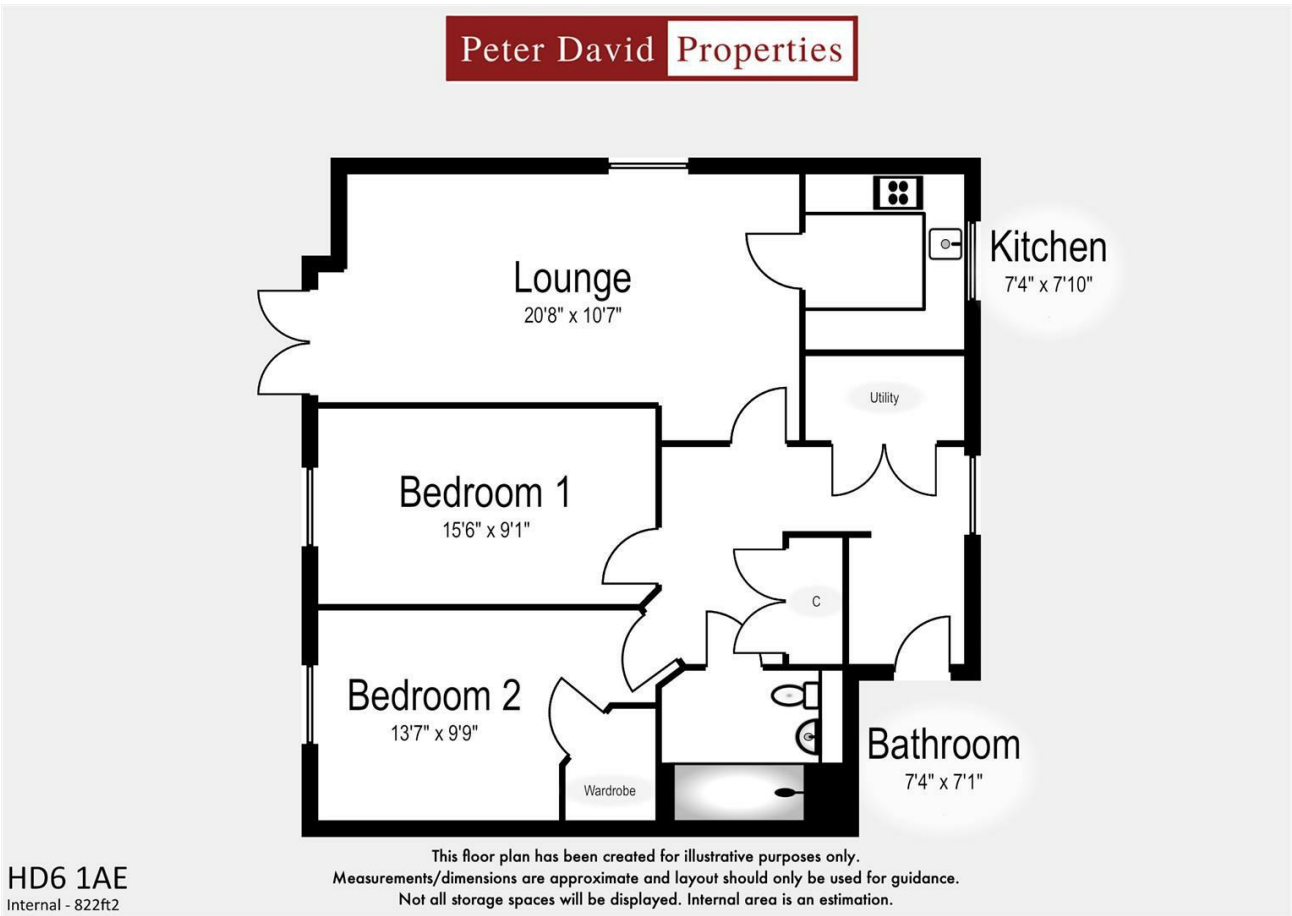
Hybrid Map



Terrain Map



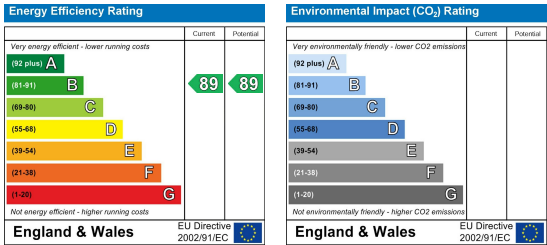
Floor Plan



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



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