



29 Farfield Rise

Brighouse, HD6 4FG

£130,000



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Nestled in the desirable area of Farfield Rise, Brighouse, this charming first-floor two-bedroom apartment presents an excellent opportunity for both first-time buyers and investors alike. Recently redecorated with a light and neutral colour scheme, the property boasts new carpets throughout, creating a welcoming and modern atmosphere.

The spacious accommodation features two well-sized bedrooms, each offering ample space to meet your needs. The generous living room is a standout feature, enhanced by a delightful Juliet balcony that allows you to enjoy the elevated views and fresh air, making it an ideal spot for relaxation or entertaining guests. There are also practical storage solutions in the entrance hallway providing space to keep unwanted clutter out of sight.

With no onward chain, this apartment is ready for you to move in and make it your own without delay. Whether you are looking for a comfortable home or a smart investment, this property is sure to impress. Don't miss the chance to view this lovely apartment in a sought-after location.

Communal Entrance Hall

Entering into the front of the building, the apartment is accessed up one small flight of stairs on the first floor.

Entrance Hallway

A spacious entrance hall provides access to each room as well as a storage cupboard.

Living Room

With a light and neutral colour scheme and light grey

carpet, the living room has a window to the side of the property and a Juliet balcony overlooking the front aspect from an elevated position. There is access on into the kitchen.

Kitchen

With wooden base and wall units providing ample storage space, the kitchen has a built in oven and hob as well as a stainless steel sink and drainer. There is space for a washing machine and fridge freezer as well as a dining table.

Bedroom One

A double bedroom to the front aspect with a light and neutral colour scheme and new carpets.

Bedroom Two

A second double bedroom with white walls and new carpets.

Bathroom

With a bath tub, over bath shower, hand basin with storage and a w/c, the bathroom is part tiled and finished in a white colour scheme.

External

The property is tucked away at the end of a cul-de-sac with a parking space providing off road parking opposite the property.

Leasehold

The property is leasehold with 133 years remaining. We believe the service charge to be approximately £1700 per year with a ground rent of approximately £320 per year.

Directions

For Satnav please use the postcode HD6 4FG

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



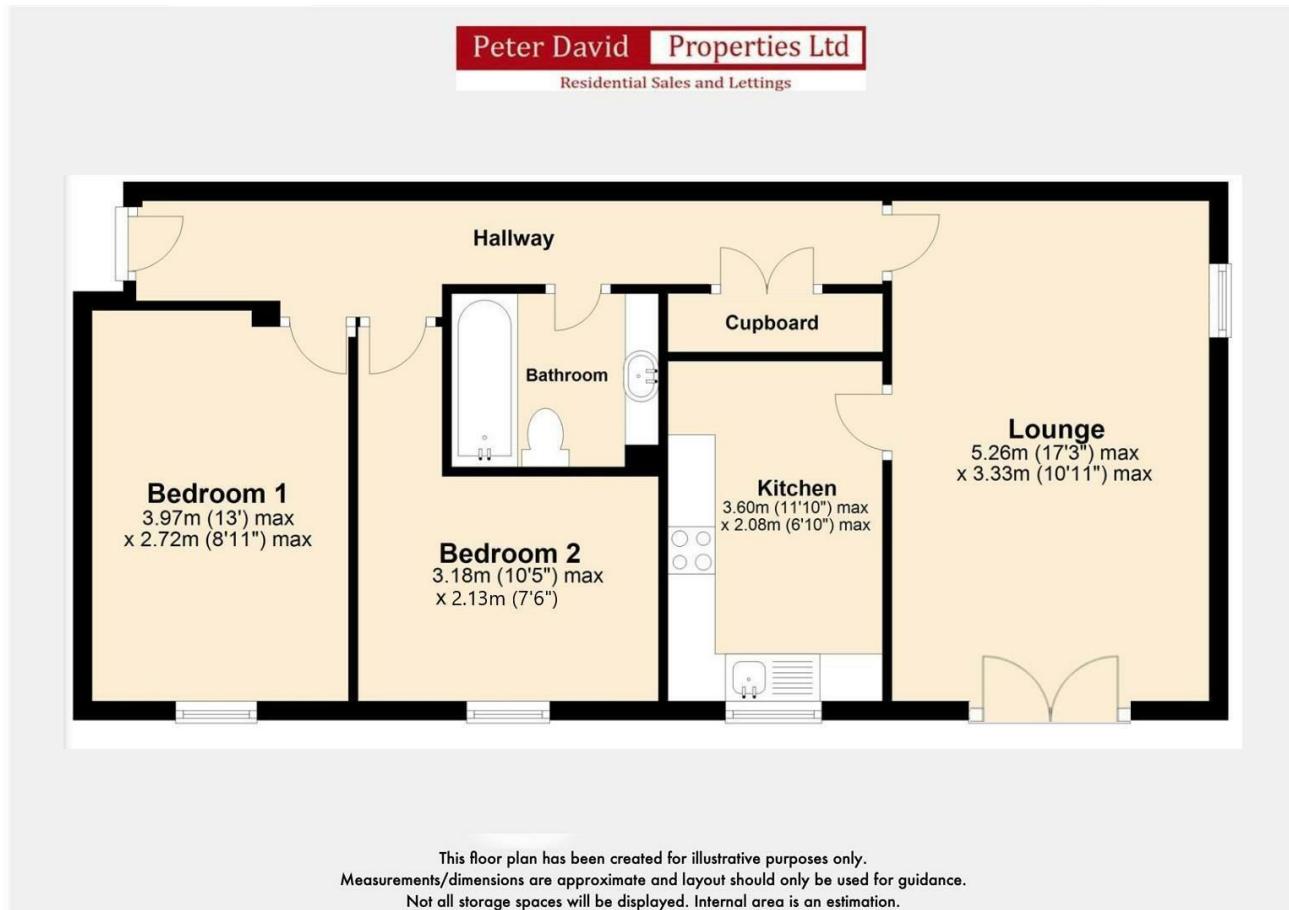
Hybrid Map



Terrain Map



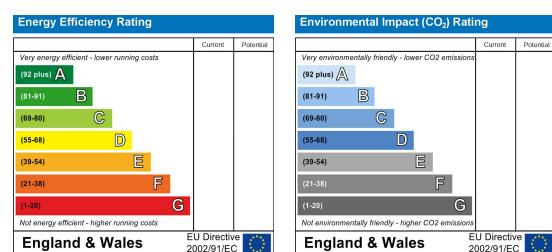
Floor Plan



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.