Peter David Properties Ltd

Residential Sales and Lettings

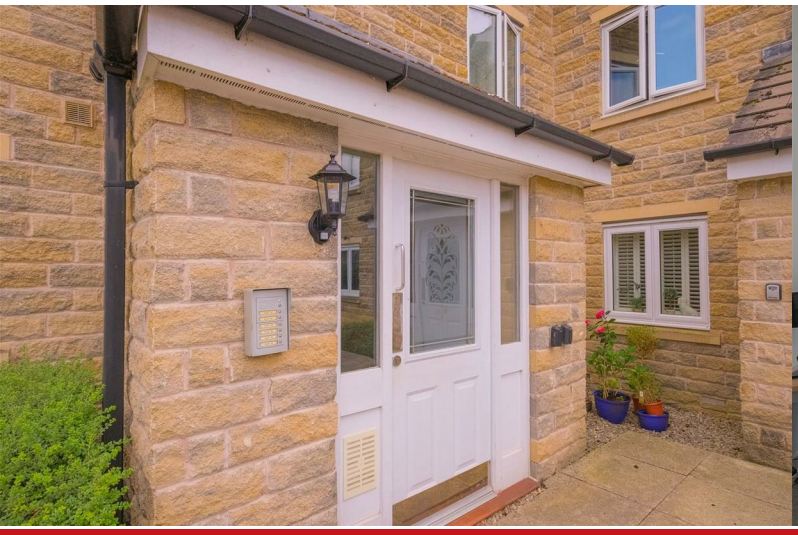


19 Empire Court

Brighouse, HD6 4DA

£139,950

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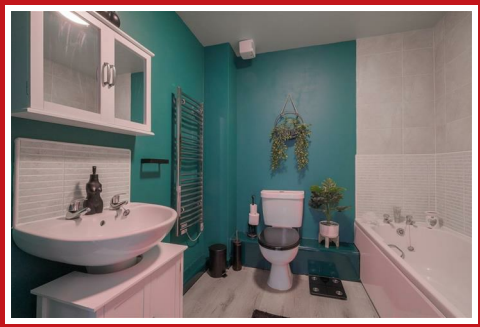




19 Empire Court

Bailiff Bridge, Brighouse, HD6 4DA

£139,950





Welcome to this charming two-bedroom apartment located in the desirable Empire Court, Bailiff Bridge, Brighouse. This well-presented flat offers a spacious living environment, perfect for both first-time buyers and those looking to downsize.

As you enter, you will find a generous reception room that provides a warm and inviting space for relaxation and entertaining. The apartment boasts two comfortable bedrooms, including an en suite bathroom, ensuring privacy and convenience. The additional bathroom further enhances the living experience, making it ideal for families or guests.

One of the standout features of this property is the lovely views over the surrounding woodland, allowing you to enjoy a peaceful and serene atmosphere right from your home. The location is particularly advantageous, as it is situated close to local amenities and schools, making daily life both convenient and enjoyable.

Furthermore, the apartment comes with allocated parking, a valuable asset in this area. This property presents a fantastic opportunity to own a delightful home in a sought-after location. Do not miss your chance to view this wonderful apartment, where comfort and convenience meet in perfect harmony.

Communal Entrance

A secure entrance leads up to the first floor accommodation via a staircase and up to the apartment.

Entrance Hallway

The internal entrance provides a welcoming space with storage cupboards and place for coats and shoes on arrival.

Open Living Room

Overlooking the woods to the side of the property, the living room has a private and tranquil aspect. The spacious layout provides flexibility to have a dining table as well as sofas.

Kitchen

With cream base and wall units, an integrated oven, hob and extractor, stainless steel sink and drainer and white tiled splashbacks, the kitchen has space for a washing machine and fridge freezer.

Bedroom One

A double bedroom with light grey carpet and light grey walls. A window overlooks the rear of the property and there is access to the en-suite.

En-Suite

Tastefully presented with a light green colour scheme, a walk in shower, w/c and hand basin.

Bedroom Two

A double bedroom overlooking the front of the property with light grey carpets and a light colour scheme. Currently utilised as a home office and dressing room.

Bathroom

With a dark green colour scheme, bath tub, hand basin, w/c and heated towel rail.

External

The property has well maintained lawns to the front aspect with a communal car park to the rear, there is an allocated parking space, as well as plenty of on street parking for visitors. A communal secure entrance leads into the building from the car park.

Directions

For Satnav please use the postcode HD6 4DA

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.

NOTES

Peter David Properties are selling this property on behalf of a known friend of one of the employees of the Company.

PLEASE NOTE

1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 + VAT (£30 total) per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

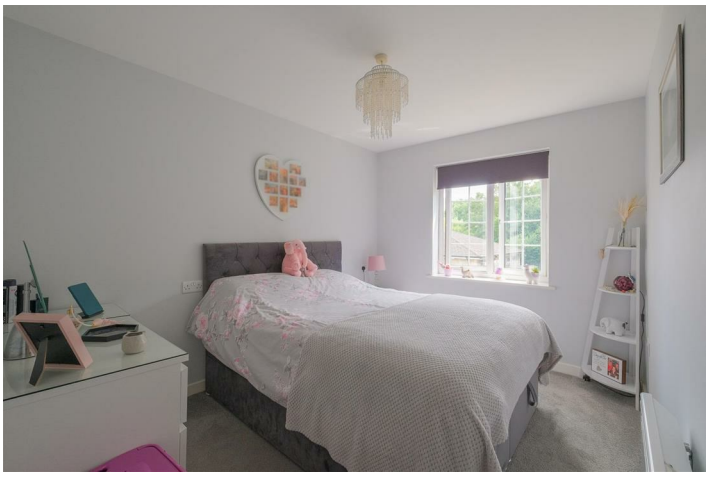
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially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



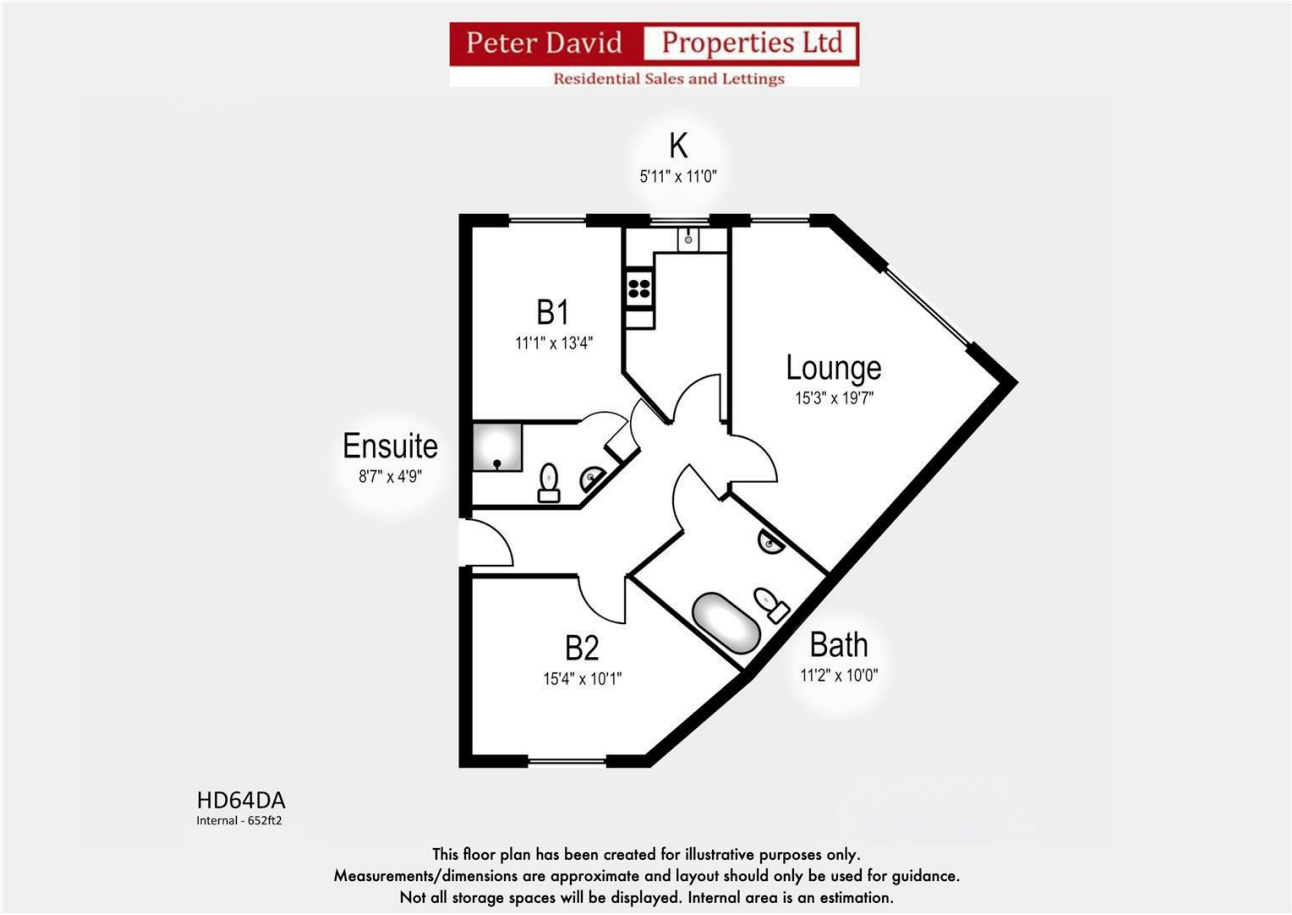
Hybrid Map



Terrain Map



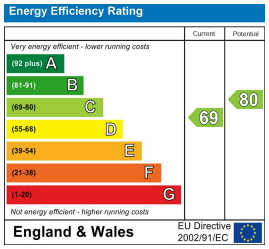
Floor Plan

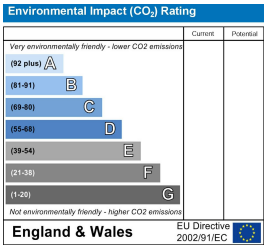


Viewing

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.