Peter David Properties Ltd

Residential Sales and Lettings



39 Victoria Chase

Brighouse, HD6 4DE

£65,000

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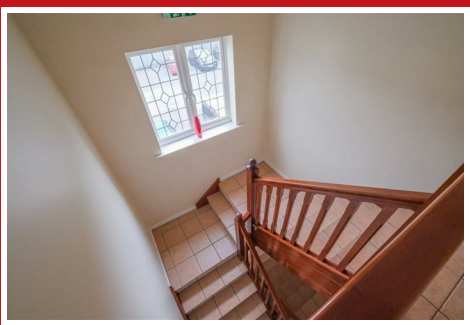


39 Victoria Chase

Bailiff Bridge, Brighouse, HD6 4DE

£65,000







Nestled in the charming area of Victoria Chase, Bailiff Bridge, Brighouse, this delightful two-bedroom apartment presents a wonderful opportunity for those looking to step onto the property ladder. Offered as part of Places for People's affordable living scheme, this residence is available through a 75% shared ownership with no rent to pay on the remaining 25% making it an attractive option for first-time buyers or those downsizing and seeking to manage their costs effectively.

The apartment boasts a spacious layout, featuring a well-appointed reception room that invites natural light, creating a warm and welcoming atmosphere. The two bedrooms provide ample space for relaxation and rest, while the bathroom is conveniently located to serve both residents and guests alike.

Situated on the second floor, this property benefits from secure access, ensuring peace of mind for its occupants. Additionally, off-road parking is available for one vehicle, adding to the convenience of living in this well-maintained community. The grounds maintenance and buildings insurance are covered in the service charge, allowing you to enjoy your home without the worry of additional responsibilities.

The location is ideal, with local amenities and transport links just a stone's throw away, making daily commutes and errands effortless. This apartment is not just a home; it is a stepping stone towards a more affordable lifestyle in a safe and secure environment. The property is also available with no onward chain. We highly recommend booking a viewing to fully appreciate what this property has to offer. Don't miss out on this fantastic opportunity to make this lovely apartment your own.

Communal Entrance

A secure entrance hallway from the front aspect with stairs leading up to the apartment.

Apartment Entrance

A spacious internal entrance hall with access onto the living room, bathroom and bedrooms, as well as a handy storage cupboard.

Living Room

With wooden laminate flooring and a a warm, neutral colour scheme, the living room is tastefully presented with a feature electric living flame fireplace as the focal point. With elevated views over the gardens and trees beyond giving a lovely outlook.

Kitchen

Laminate flooring extend into the kitchen with wooden base and wall units providing ample storage space. An inset sink and drainer overlook the rear aspect and there is a Neff oven with a hob and extractor. With space for a fridge freezer and washing machine this is a well presented and practical space.

Bedroom One

A double bedroom to the front aspect with built in wardrobe and overhead storage, a blue feature wall and window blinds.

Bedroom Two

A well sized single / small double bedroom to the front aspect with window blinds a a magnolia colour scheme.

Bathroom

With a bath tub, over bath shower, hand basin and w/c as well as a heated electric towel rail..

Storage

There are two useful storage cupboards with one in the hallway and the other in the living room.

Communal Garden

To the rear of the property is a well maintained communal garden space with lawn and border plants as well as space to hang washing.

Parking

There is an allocated parking space at the front with plenty of visitor parking available in addition.

Places For People

Shared ownership is aimed at people who otherwise would be unable to afford to purchase a home suitable for their

current housing needs.

Anyone wishing to purchase the property would need to be assessed by Places for People for their eligibility. Please ask agent for details.

Leasehold

The property has 99 years remaining and has a service charge of £159.06 per month, a maintenance reserve (ask agent for details) and insurance of £27.67. There is no ground rent to pay.

Directions

For Satnav please use the postcode HD6 4DE

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.

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



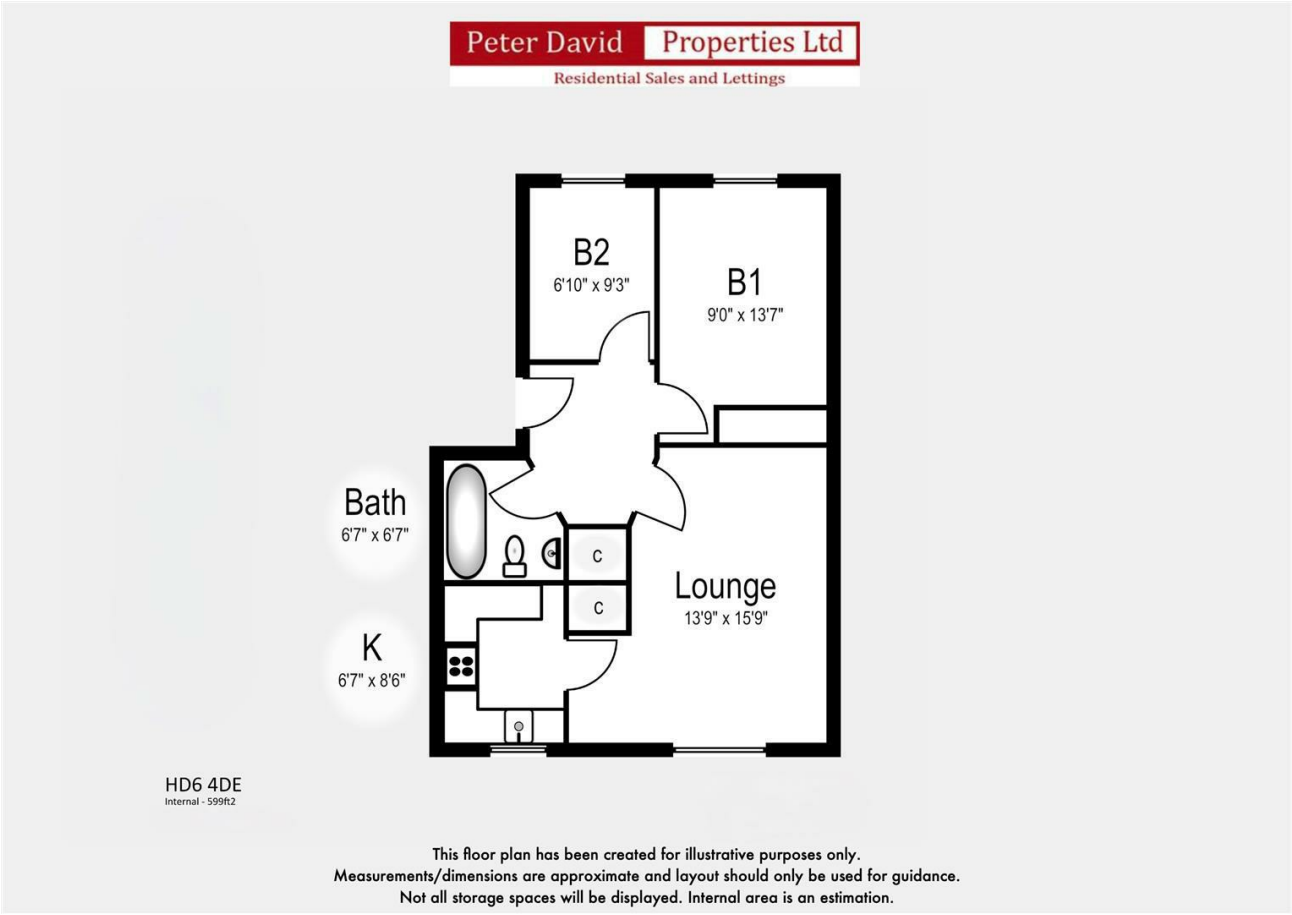
Hybrid Map



Terrain Map



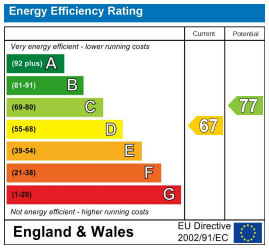
Floor Plan

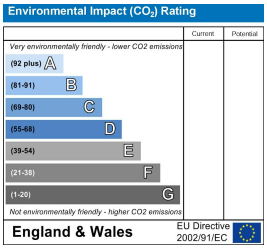


Viewing

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.