



18 Empire Court

Brighouse, HD6 4DA

£135,000



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Welcome to this charming First floor apartment located in the desirable Empire Court, Bailiff Bridge, Brighouse. This delightful property is perfect for first-time buyers seeking a comfortable and stylish home.

The flat boasts a well-decorated interior, featuring two spacious double bedrooms that provide ample room for relaxation and rest. The modern kitchen is newly fitted, offering a fresh and inviting space for culinary adventures. The open-plan reception room is perfect for entertaining guests or enjoying quiet evenings at home.

In addition to its appealing living spaces, this property includes a well-appointed bathroom, ensuring convenience for daily routines. The property boasts electric radiators throughout, providing efficient and consistent heating in every room. The flat also benefits from designated parking for one vehicle, a valuable asset in this bustling area.

Situated in a friendly neighbourhood, this flat is close to local amenities and transport links, making it an ideal choice for those looking to enjoy the best of Brighouse living. With its attractive features and prime location, this property is not to be missed. Come and see for yourself the potential this lovely flat has to offer.

Hallway

Providing access to the property, with two useful storage cupboards, with Oak effect Vinyl flooring.

Kitchen

A modern kitchen with an oven and induction hob, space for a fridge freezer and a washing machine. Plenty of cupboard space for storage.

Living Room

A spacious living room with neutral carpet and décor, and a bay window to the front aspect, allowing plenty of natural light.

Bedroom One

A double bedroom with a window to the front elevation.

Bedroom Two

A second good size double bedroom with a window to the rear elevation.

Bathroom

Comprising: a WC, a hand basin, a chrome heated towel rail, and a large walk in shower with dual shower head. Window to the side elevation.

External

Externally the property benefits from one allocated parking space (space 18). There is also additional parking for guests.

Leasehold

Please note this property is leasehold.

Directions

For Satnav please use the postcode HD6 4DA.

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.

Viewings

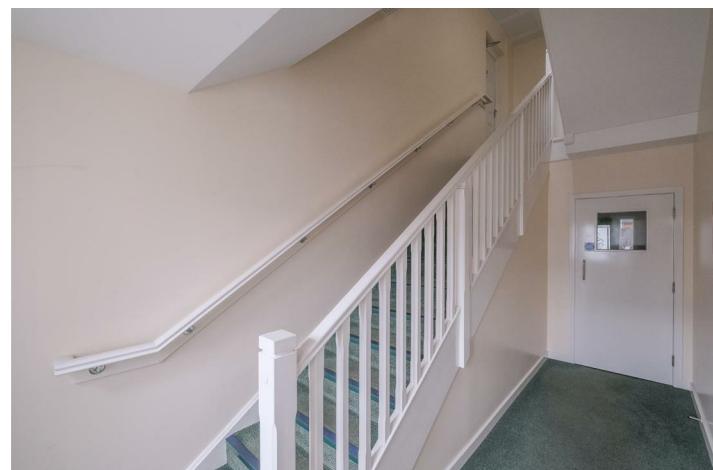
Viewings are strictly by appointment only. Please contact Peter David Properties.

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



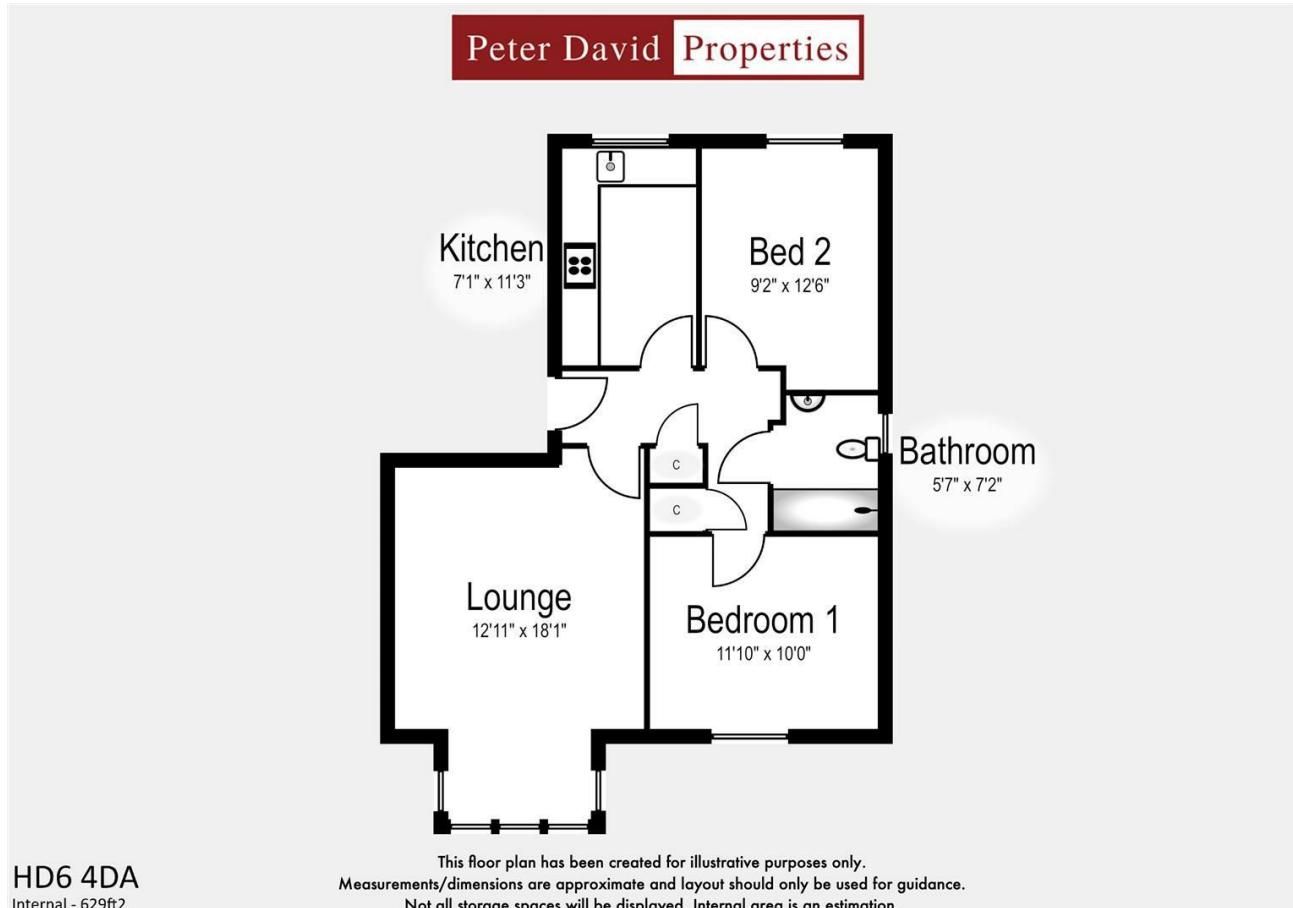
Hybrid Map



Terrain Map



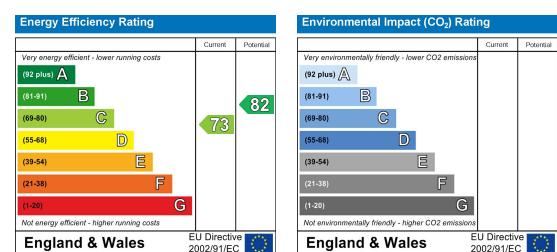
Floor Plan



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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