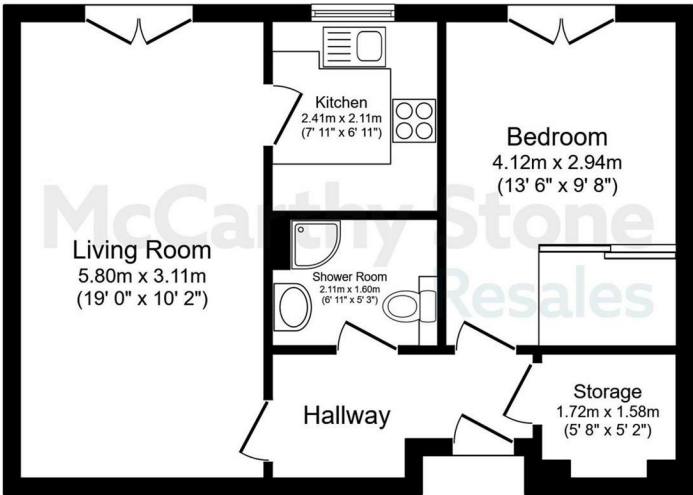
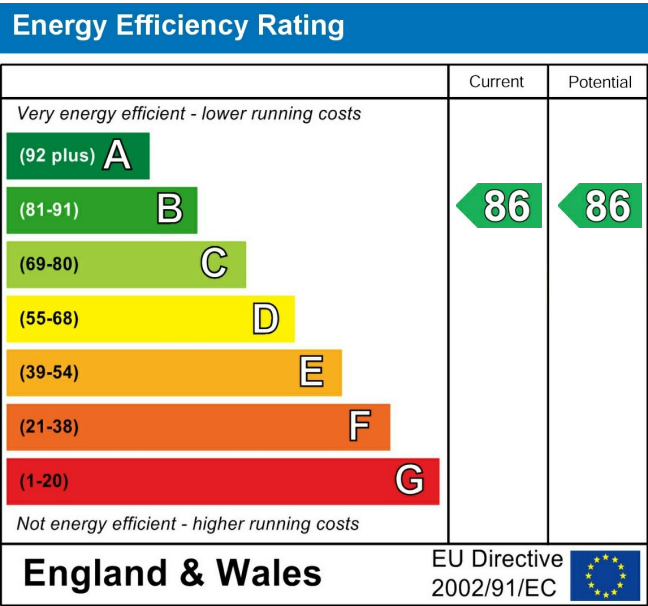
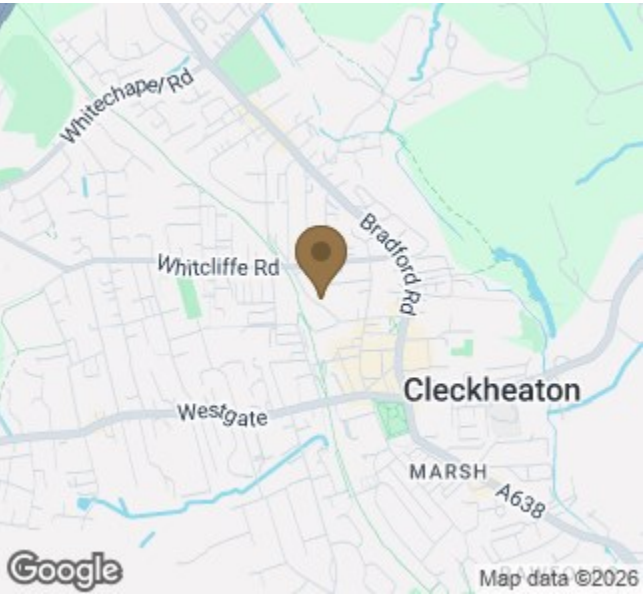




Total floor area 47.6 sq.m. (513 sq.ft.) approx
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Registered in England and Wales No. 10716544



31 Brooke Dene Court

Serpentine Road, Cleckheaton, BD19 3BA

1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 31 Brooke Dene Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £195,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- One bedroom apartment
- Second floor
- Balcony overlooking the communal grounds
- NHBC warranty covered till June 2029
- Guest suite for visiting family & friends
- 24/7 Careline system
- Landscaped gardens
- 100 Yards to a Tesco Superstore
- 180 yards to Cleckheaton town centre
- Over 60's retirement development

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

31 Brooke Dene Court, Cleckheaton

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Asking price £195,000

Summary
You'll find a warm welcome in Cleckheaton - a charming and popular Yorkshire town with everything you could ever need close by - as well as a friendly and inviting community spirit that will soon make you feel part of the neighbourhood.

McCarthy & Stone Brooke Dene Court is an almost new development of beautifully appointed one and two bedroom apartments, some with balconies - designed and built to offer you the very best in contemporary retirement living. All our award-winning apartments are wonderfully spacious, with a comfortable bright and airy feel - perfectly complemented by a modern and tasteful decor.

You'll find the very best in fixtures and finishes, with high-end kitchen appliances and a host of integrated security and design features, created to provide you with the highest levels of comfort and convenience.

You'll also find a comfortably appointed on-site Communal lounge where you can get-together with your neighbours, make new friends or simply relax and enjoy the day.

Local Area
Cleckheaton sits in the borough of Kirklees, in the historic region of Yorkshire's West Riding. The town stands at the centre of The Spen Valley: an area which grew prosperous in the 19th century, through an abundance of Victorian industry. Today the Spen Valley is far more sedate, and the old lines of the freight railways have been replaced by the scenic cycling routes of the Spen Valley Greenway.

Cleckheaton's own former industrial wealth can still be seen in its grand churches and elegant civic halls, and the town still remains a bustling profusion of handsome stone-fronted Victorian buildings. Cleckheaton has a friendly and welcoming community feel, and the town is well-served by a host of amenities and services, including doctors; pharmacies and high street banks - not to mention a fantastic selection of shops; supermarkets; and specialist local businesses - all within easy reach.

Sporting enthusiasts will find a friendly welcome at the Cleckheaton & District Golf Club and the town also has a sports

club and two bowling greens. Cleckheaton has a varied and highly-recommended selection of pubs and restaurants, along with plenty of cafes, coffee shops and takeaways.

On the first Saturday of every month, Cleckheaton holds a popular Farmers' Market, offering a mouth-watering array of delicious seasonal produce. There's also the annual Cleckheaton Folk Festival, providing live music, street entertainment and craft events. Cleckheaton is served by a modern bus station and is well situated for motorway access. The cities of Leeds, Bradford and the large town of Halifax are all within a 22 minute drive away.

Hallway
Front door with spy hole leads to the entrance hall - the 24-hour Tunstall emergency response system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard with washer/dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom located in the hall. Doors lead to the lounge, bedroom, shower room and storage room.

Lounge
A spacious lounge featuring a walk out balcony with attractive views over the beautifully landscaped communal gardens. The room offers ample space for both relaxing and dining, and benefits from TV and telephone points, two ceiling light fittings, fitted carpets, and conveniently positioned raised electrical sockets. A partially glazed door provides access to the kitchen.

Kitchen
A stylish fitted kitchen featuring a range of contemporary high-gloss white wall and base units with coordinating drawers and marble style roll top work surfaces. A stainless steel sink with a drainer and mono lever mixer tap is positioned beneath a UPVC double glazed window with views over the beautifully landscaped communal gardens. The kitchen is well equipped with a built-in oven, a four ringed ceramic hob with extractor hood, an integrated fridge and freezer, and under pelmet lighting. There is also a designated space for a microwave above the oven.

Bedroom
A generously proportioned double bedroom featuring a large window overlooking the landscaped communal gardens, allowing plenty of natural light. The bedroom benefits from a

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Asking price £195,000

built-in wardrobe with mirrored sliding doors, complete with shelving and hanging rails, providing excellent storage. Additional features include a ceiling light, TV and telephone points, fitted carpets, and raised electrical sockets.

Shower Room
The fully tiled shower room is fitted with a contemporary suite comprising a walk-in shower with a glass screen, a low level WC, and a vanity unit incorporating a wash hand basin with a mirror above. Additional features include a heated towel rail.

Car Parking
Please contact us to check availability.

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge is £2,528.60 per annum (for the financial year ending 28/02/2027). The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Leasehold information
It is a condition of purchase that all residents must meet the age requirements of 60 years.
Lease: 999 years from 1st Jan2019
Ground rent: £425 per annum
Ground rent review: 1st Jan 2034
Managed by: McCarthy and Stone Management Services

Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

A photograph of a bright, modern bedroom. It features a double bed with a patterned duvet and pillows, a white wardrobe with a mirrored sliding door, and a window with light-colored curtains. The room is carpeted and has a clean, minimalist aesthetic.

A photograph of a bedroom with a double bed and a glass-enclosed shower area. The room has light-colored walls, a wooden door, and a window. The bed is made with a patterned duvet and pillows.

A photograph of a modern shower room. It features a glass shower screen, a white vanity unit with a sink, and a mirror above the sink. The walls are tiled in a light color.

A photograph of a living room with a green sofa, a patterned armchair, and a wooden sideboard. The room has light-colored walls, a carpet, and a window. There are framed pictures on the wall.

A photograph of a modern kitchen with white cabinets, a black countertop, and a stainless steel sink. It features a built-in oven, a four-ring hob, and a stainless steel extractor hood. There is a window above the sink.

A photograph of the exterior of the apartment building, showing a modern design with large windows and a green lawn. There are trees and a clear blue sky in the background.

A photograph of the exterior of the apartment building, showing a paved area with outdoor furniture, including a table and chairs. There are trees and a clear blue sky in the background.