



31 Larkfield Court

Brighouse, HD6 1AW

Offers Over £150,000 Leasehold





Offered to the market with no onward chain, 31 Larkfield Court is a two bedroom ground floor apartment offering beautifully presented accommodation. Situated conveniently close to Brighouse town centre, offering a range of local amenities and excellent transport links.

Location

The apartment block is at the head of this small cul-de-sac of properties that were built approximately 22 years ago. There are pleasant gardens around the apartments and the town centre and local doctors are only a five minute walk away making this a most convenient place to live. Brighouse town centre has a bus and train station and Junction 25 of the M62 motorway network is less than 10 minutes away making it a great place to live for those who commute.

Accommodation

A communal entrance lobby with intercom system allows access to No 31. The apartment is on the ground floor and has its own lobby that leads to a good sized entrance hall with storage cupboard, alarm system and intercom phone.

A very spacious lounge has laminate flooring and overlooks the gardens. The kitchen has a dark grey sink unit and comprehensive range of modern white gloss wall, drawer and base units. Integrated appliances include an electric hob, oven, extractor and washing machine.

The principal bedroom is a large double with modern fully tiled ensuite shower room. The second bedroom is also a good sized double. The bathroom has a modern white suite including 'P shaped' bath with shower, wash-hand basin to a vanity-unit and w/c.

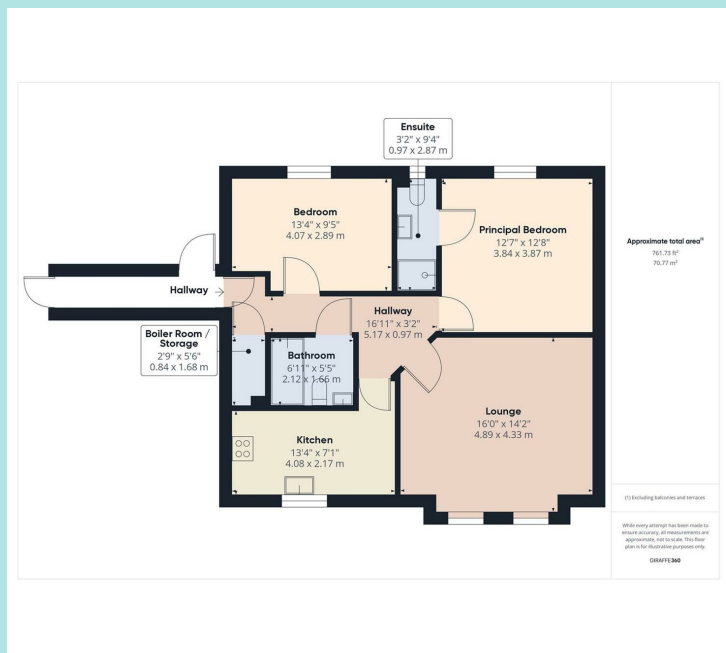
There are communal gardens with lawned areas, shrubs and trees. One designated parking space and visitor parking .

Council tax band: B

EPC rating: C

Ground rent: £350 per annum

Service charge: £110.45 per month



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