



## 37 Farfield Rise

Bailiff Bridge, Brighouse, HD6 4FG

Offers Around £120,000 Leasehold





Offered to the market with the benefit of no upper chain, this modern two-bedroom, top-floor apartment would be ideal for a professional individual or couple. Situated in the popular residential area of Bailiff Bridge, the apartment is set within a pleasant cul-de-sac, and benefits from an intercom entry system, an allocated parking space and communal gardens.

### Location

Set back from the A641 Bradford Road, Farfield Rise is accessed via Beechwood Park, then Prospect Way. The property is located close to the centre of Bailiff Bridge, which enjoys a range of local shops and amenities, and there are excellent commuter links to the M62 network. Further amenities, and both Bus and railway stations are located within Brighouse town centre.

### Accommodation

The communal entrance hall to the apartment block has post boxes set to the internal wall and a telephone intercom entry system. Access to the apartment is via stairs, with no lift.

A private entrance door opens into the apartment hallway, which has useful coat hook storage, a loft access hatch and the electric consumer board mounted to the wall. There is also a telephone handset for the door intercom. Double doors open to a useful, spacious storage cupboard housing the hot water boiler.

The spacious, dual-aspect lounge is neutrally decorated and benefits from plenty of natural light. Accessed from the lounge, the kitchen is fitted with a good range of base, wall and drawer units, complemented by contrasting work surfaces and a mosaic-effect tiled splashback. The work surfaces incorporate a 1½-bowl stainless steel sink with drainer and mixer tap, together with a four-ring electric hob with concealed extractor above. There is an integrated electric oven, space for a freestanding fridge freezer and plumbing for a washing machine. Tiled flooring and a front-facing window complete the kitchen.

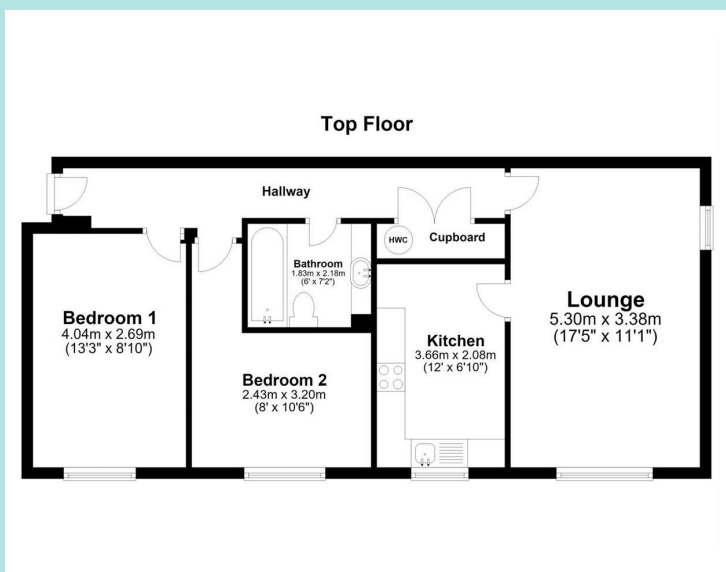
There are two well-proportioned bedrooms, each having a front-facing window.

Completing the accommodation, the bathroom has tiled flooring, tiled splashback and a white suite comprising a bath with shower over, WC and wash hand basin with mixer tap set within a vanity unit. There is also an extractor fan, tiled mirror panels and a shaver socket.

Externally, there is a communal car park with one allocated parking space for Apartment 37. A fenced-off area provides bin storage, while the communal gardens comprise areas of lawn with borders containing mature shrubs and plants.

### Lease Details

The property is held on a term of 155 years from 1 January 2004, with approximately 133 years remaining.



Council tax band: B

EPC rating: D

Ground rent: £320.17 per annum (paid January)

Service charge: £1,700.00 per annum (£425 per quarter)

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