



Hepworth Court, Parsonage Lane

Brighouse, HD6 1AE

Offers Over £150,000 Leasehold





This well-presented top floor retirement apartment offers comfortable, independent living for the over-60s. The accommodation comprises a spacious reception room with a Juliet balcony, a well-proportioned bedroom and a modern shower room. Residents can also enjoy a range of communal facilities, including a welcoming lounge and kitchen, beautifully maintained gardens, lift access to all floors and a guest suite for visiting family and friends. Offered for sale with no upper chain, this appealing apartment combines a peaceful setting with a welcoming community atmosphere.

Location

Accessed via a cobbled road from Parsonage Lane, Hepworth Court is conveniently situated within walking distance of Brighouse town centre, offering a range of local shops, supermarkets, cafés and restaurants. Doctors' surgeries, chemists, the local library and nearby parks are also within easy reach, while excellent public transport links and Brighouse railway station provide convenient connections further afield.

Accommodation

The apartment's private entrance door opens into a hallway with a useful utility cupboard housing plumbing for a washing machine, the AXA Airflow ventilation system, electric meter and boiler. The intercom system and Tunstall alarm control panel are wall-mounted.

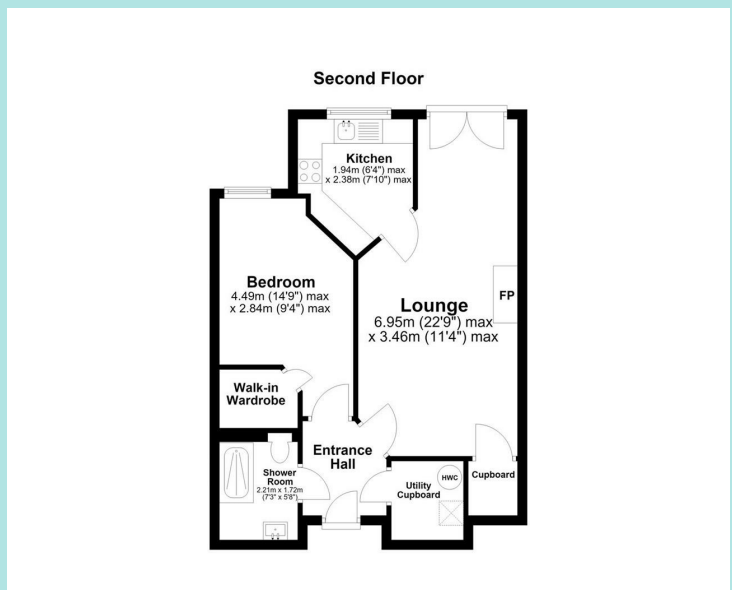
A timber and glazed door opens into the good-sized lounge, which has French doors leading to a Juliet balcony. There is a wall-mounted electric heater, while the focal point of the room is a remote-controlled electric fire with a living flame and log-effect setting, set within a marble/composite hearth. A useful storage cupboard with fitted shelving and an internal light completes the room.

Accessed from the lounge, the well-equipped kitchen has a tiled floor and a good range of base, wall and drawer units with contrasting work surfaces and upstands. These incorporate a four-ring electric hob with extractor hood above, and a stainless steel sink with drainer and mixer tap. There is also an extractor fan and a window to the rear elevation. Integrated appliances include a Hotpoint electric oven, fridge and freezer.

The good-sized bedroom is accessed from the hallway and features a wall-mounted electric heater, television point and wall socket. A spacious walk-in wardrobe provides fitted shelving, hanging rails and an internal light.

The accommodation is completed by a modern shower room with tiled flooring, partially tiled walls and a white suite comprising a wash hand basin set within a vanity unit with mixer tap, a WC with concealed cistern, and a walk-in shower with glass screen. Additional features include a heated towel rail, a mirror with an electric light above, an electric heater and an extractor fan.

The apartment block offers lift access to all floors, a guest suite and a residents' lounge with kitchen facilities on the ground floor. Outside, there are communal gardens and a car park with visitor parking spaces.



Council tax band: C

EPC rating: B

Ground rent: £425.00 per annum

Service charge: £3,138.00 per annum

Lease Term: 999 years from 1st January 2018 (approx. 991 years remaining).

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