WS

RESIDENTIAL







Spool Court, Winding Rise

Bailiff Bridge, Brighouse, HD6 4FT

£77,500 Leasehold

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Offered to the market with the benefit of no upper chain, this ground floor one-bedroom apartment provides ready-to-move-into accommodation all arranged on one level. Situated in this highly sought-after residential location, the apartment enjoys convenient access to the M62 motorway network and would ideally suit individuals or couples seeking the convenience of ground floor living, as well as commuters. Externally, the property benefits from communal grounds, a dedicated parking space and additional visitor parking.

Location

As you enter the car park for these residential apartments and houses, Spool Court is located on the immedaite right, with apartment 6 being located directly to the side of the first communal entrance door. Set back from the main A641/Bradford Road in Bailiff Bridge, this is a convenient location for access to Brighouse, Bradford, the A58 and J26 of the M62. Local shops are within walking distance including a Co-Op supermarket

Accommodation

From the communal entrance, access is gained into the apartment's entrance hall, which has a telephone handset for the door entry system. There is also a useful fitted storage cupboard housing the Pulse Coil AIR Class heating system.

The apartment benefits from an attractive open-plan living kitchen, with the kitchen area positioned to the rear. The kitchen has tile-effect lino flooring and a good range of base, wall and drawer units, complemented by work surfaces and matching upstands. These incorporate a one-and-a-half bowl stainless steel sink with mixer tap, four-ring electric hob with aluminium splashback and extractor hood above. Integrated appliances include a Bosch electric oven, fridge, freezer and washing machine.

The living area is carpeted and has wall-mounted electric heaters together with a freestanding electric fire, creating a comfortable living space. French doors open out to a small rear patio, providing access to the communal gardens and car park, with a pleasant tree-lined outlook.

The spacious house bathroom is accessed from the entrance hallway and is fitted with a three-piece white suite comprising a wash hand basin with mixer tap, low-flush WC and bath with mixer tap and shower over, complemented by a glass shower screen. Further features include partially tiled walls, shaver socket, wall-mounted mirror and storage cupboard, recessed spotlights, extractor fan, towel rail and wall-mounted electric heater.

The good-sized bedroom is positioned to the front of the apartment and benefits from French doors opening directly onto a private patio and garden area. There is also a wall-mounted electric heater and a useful fitted storage cupboard with hanging rails and shelving, which also houses the electric consumer unit.

Externally, the apartment enjoys the benefit of communal grounds, a dedicated parking space to the rear and additional visitor parking.





Council tax band: B
EPC rating: C
Ground rent: £ TBC per annum
Service charge: £ TBC per annum
Lease term: 125 years from 1 December 2004

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The Property Ombudsman

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