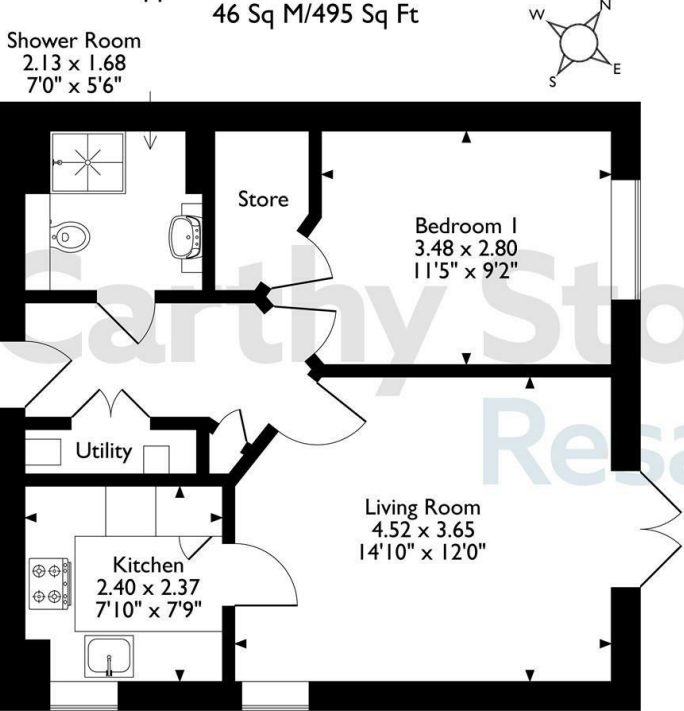


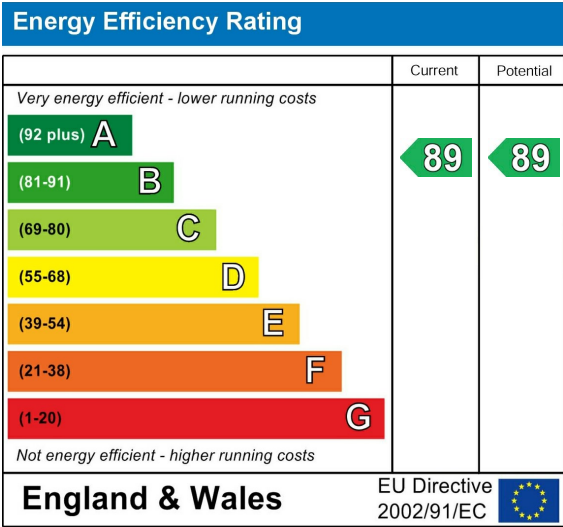
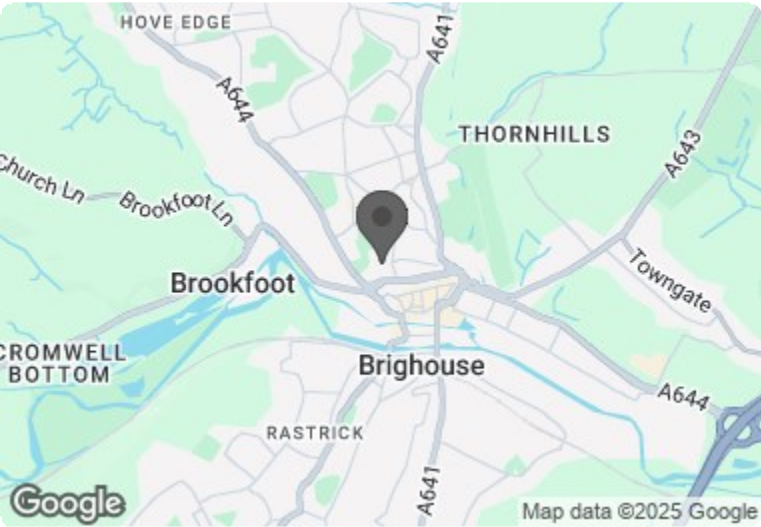
Hepworth Court, Apartment 2, Parsonage Lane, Brighouse
Approximate Gross Internal Area
46 Sq M/495 Sq Ft



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



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2 Hepworth Court

Parsonage Lane, Brighouse, HD6 1AE

PRICE
REDUCED



PRICE REDUCTION

Asking price £175,000 Leasehold

A beautifully presented one bedroom, ground floor apartment with PATIO onto picturesque landscaped gardens. PARKING SPACE INCLUDED. Hepworth Court is minutes away from Brighouse town centre amenities and transport links. Age exclusive over 60's McCarthy Stone development.

Call us on 0345 556 4104 to find out more.

Hepworth Court, Parsonage Lane, Brighouse

Summary

Hepworth Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. The development consists of 30 one and two-bedroom retirement apartments for the over 60s. The dedicated House Manager is on site during working hours to take care of things and make you feel at home.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

Local Area

The traditional Yorkshire town of Brighouse has all the facilities you need to enjoy a full and active retirement. In a convenient location, Hepworth Court allows easy access to all that is available. Well served by the major supermarkets and high street brands, the town centre also offers a wide range of independent retailers, opticians, banks, pharmacies and a post office.

There is also a good selection of restaurants and bars with food choices ranging from traditional pub meals to fine international cuisine. If you enjoy the outdoors,

award winning Wellholme Park is a wonderful public open space, home to beautiful floral bedding displays, bowling clubs, and a swimming pool. There are excellent golf facilities in the area while cricket lovers will find Brighouse Cricket Club less than a mile from Hepworth Court. A local access bus provides free travel each Thursday to Tesco.

Good access links both by road and rail ensure your family are always close by. The nearby M62 provides direct access to towns and cities across the region. Brighouse railway station has direct trains to Bradford, Leeds and Manchester.

Entrance Hall

Front door with spy hole leads to the entrance hall. From the hallway there are doors to two storage cupboard/airing cupboards, one housing the electric boiler and Ven-Axia. The other storage cupboard is a slim cupboard that houses the electric meter, enough room to store your ironing board and Hoover. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency response control panel located in the hall. Doors lead to the living room, bedroom and bathroom.

Living Room

This delightful lounge has a patio offering garden views making the lounge bright and airy. This spacious living room has plenty of room for dining furniture. TV and telephone points, Sky/Sky+ connection point, ceiling lights, fitted carpets, raised electric power sockets. Through to kitchen.

Kitchen

Fully fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Sink with mono lever tap, drainer and window offering

1 Bed | £175,000

garden views. Low level oven, ceramic hob, cooker hood and integral fridge freezer. Tiled floor.

Bedroom

A bright and airy bedroom with window offering garden views. This room also has the benefit of a large walk-in wardrobe housing rails and shelving. TV and telephone points, Sky/Sky+ connection point, ceiling light, fitted carpets, raised electric power sockets.

Shower Room

Fully fitted with suite comprising of a large walk in shower with screen and hand rail, WC, vanity unit with wash basin and mirror above. Shaving point, electric heater, extractor fan. Mirrored cabinet. Heated towel rail. Tiled floor.

Service Charge (breakdown)

- 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 £3,088.20 for the financial year ending 30/06/2026. The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Car Parking

Parking space included in the sale.

Leasehold Information

Lease: 999 years from 1st Jan 2018
Ground rent: £425 per annum
Ground rent review: 1st Jan 2033
Managed by: McCarthy and Stone Management Services
It is a condition of purchase that all residents must meet the age requirements of 60 years.

