



Floor Plan

Total floor area 54.0 sq. m. (581 sq. ft.) approx
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.localagent.com

COUNCIL TAX BAND: A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

**McCARTHY STONE
RESALES**

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**McCARTHY STONE
RESALES**

16 BROOKE DENE COURT

SERPENTINE ROAD, CLECKHEATON, BD19 3BA



****CAR PARKING SPACE INCLUDED** ONE BEDROOM FIRST FLOOR APARTMENT with WALK OUT BALCONY in this SELECT RETIREMENT DEVELOPMENT for the OVER 60'S. Good local amenities including a supermarket.**

ASKING PRICE £190,000 LEASEHOLD

For further details, please call **0345 556 4104**
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BROOKE DENE COURT, SERPENTINE ROAD, CLECKHEATON

SUMMARY

You'll find a warm welcome in Cleckheaton - a charming and popular Yorkshire town with everything you could ever need close by - as well as a friendly and inviting community spirit that will soon make you feel part of the neighbourhood. McCarthy & Stone Brooke Dene Court is an almost new development of beautifully appointed one and two bedroom apartments, some with balconies - designed and built to offer you the very best in contemporary retirement living.

All our award-winning apartments are wonderfully spacious, with a comfortable bright and airy feel - perfectly complemented by a modern and tasteful decor. You'll find the very best in fixtures and finishes, with high-end kitchen appliances and a host of integrated security and design features, created to provide you with the highest levels of comfort and convenience.

This apartment has its own balcony offering the elegant views provided by the development's beautiful landscaped gardens - with everything perfectly managed and maintained. You'll also find a comfortably appointed on-site Communal lounge where you can get-together with your neighbours, make new friends or simply relax and enjoy the day.

LOCAL AREA

Cleckheaton sits in the borough of Kirklees, in the historic region of Yorkshire's West Riding. The town stands at the centre of The Spen Valley: an area which grew prosperous in the 19th century, through an abundance of Victorian industry. Today the Spen Valley is far more sedate, and the old lines of the freight railways have been replaced by the scenic cycling routes of the Spen Valley Greenway. Cleckheaton's own former industrial wealth can still be seen in its grand churches and elegant civic halls, and the town still remains a bustling profusion of handsome stone-fronted Victorian buildings. Cleckheaton has a friendly and welcoming community feel, and the town is well-served by a host of amenities and services, including doctors; pharmacies and high street banks - not to mention a fantastic selection of shops; supermarkets; and specialist local businesses - all within easy reach. Sporting enthusiasts will find a friendly welcome at the Cleckheaton & District Golf Club and the town also has a sports club and two bowling greens.

Cleckheaton has a varied and highly-recommended selection of pubs and restaurants, along with plenty of cafes, coffee shops and takeaways. On the first Saturday of every month, Cleckheaton holds a popular Farmers' Market, offering a mouth-watering array of delicious seasonal produce. There's also the annual Cleckheaton Folk Festival, providing live music, street entertainment and craft events. Cleckheaton is served by a modern bus station and is well situated for motorway access. The cities of Leeds, Bradford and the large town of Halifax are all within a 22 minute drive away.

HALLWAY

Front door with spy hole leads to the entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard with washer/dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the lounge, bedroom and shower room.

LOUNGE

A spacious lounge with the benefit of a private walk out balcony overlooking communal landscaped gardens. There is ample space for dining. Electric fire in fireplace provides an attractive focal point. TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. Partially glazed door leads onto the kitchen.

KITCHEN

Stylish fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer and UPVC double glazed window above. Built-in oven, ceramic hob with extractor hood, splashback. Integrated fridge freezer and under pelmet lighting.

BEDROOM

Double bedroom with picture window overlooking gardens. Ceiling light, TV phone point, fitted carpets and raised electric power sockets. Sliding door wardrobe housing shelving and hanging rails.

BATHROOM

Tiled and fitted with modern suite comprising of a walk-in shower with glass screen, low level WC, vanity unit with sink and mirror above, heated towel rail .

1 BED | £190,000

CAR PARKING SPACE

One Car Parking space is included within the sale of this apartment.

SERVICE CHARGE

Service Charge £2,102.04 per annum, year ending 28/02/2023, to include:

- 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 does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

LEASEHOLD INFORMATION

It is a condition of purchase that all residents must meet the age requirements of 60 years.

Lease Length: 999 years from 2019

Ground rent: £425 pa

Managed by: McCarthy and Stone Management Services

