PRICE REDUCTION

McCarthy & Stone
RESALES

31 Hepworth Court Parsonage Lane, Brighouse, HD6 1AE
Asking price £269,950 LEASEHOLD

For further details
please call 0345 556 4104

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NO FORWARD CHAIN A BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT WITH JULIET BALCONY WITHIN A POPULAR McCARTHY AND STONE RETIREMENT LIVING DEVELOPMENT

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.
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 large entrance hall. From the hallway there are doors to two walk-in storage cupboard/airing cupboards, one racked and shelved, the other which houses the washer/dryer. 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, bedrooms and bathroom.

Lounge

This delightful lounge has a Juliet balcony offering views towards Brighouse and three further windows, making the lounge bright and airy, with surrounding views. There is an electric fire with fire surround which creates an attractive focal point and ample room for dining . TV and telephone points, Sky/Sky+ connection point, ceiling lights, fitted carpets, raised electric power sockets. Through to open plan kitchen.

Kitchen

Fully fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Resin sink with mono lever tap, drainer and window offering views. Waist height oven, ceramic hob, cooker hood and integral fridge freezer. Tiled floor.

Bedroom One

A bright and airy bedroom with window offering views over Brighouse. 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.

En Suite

Fully fitted with suite comprising of a large shower cubicle with screen and hand rail, WC, vanity unit with wash basin and mirror above. Shaving point, electric heater, extractor fan and slip resistant flooring. Mirror. Heated towel rail.

Bedroom Two

Generous second bedroom currently used as an office / hobby room. This room has a window with views over Brighouse. 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 and slip resistant flooring. Mirrored cabinet. Heated towel rail. Tiled floor.

Service Charge

- 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

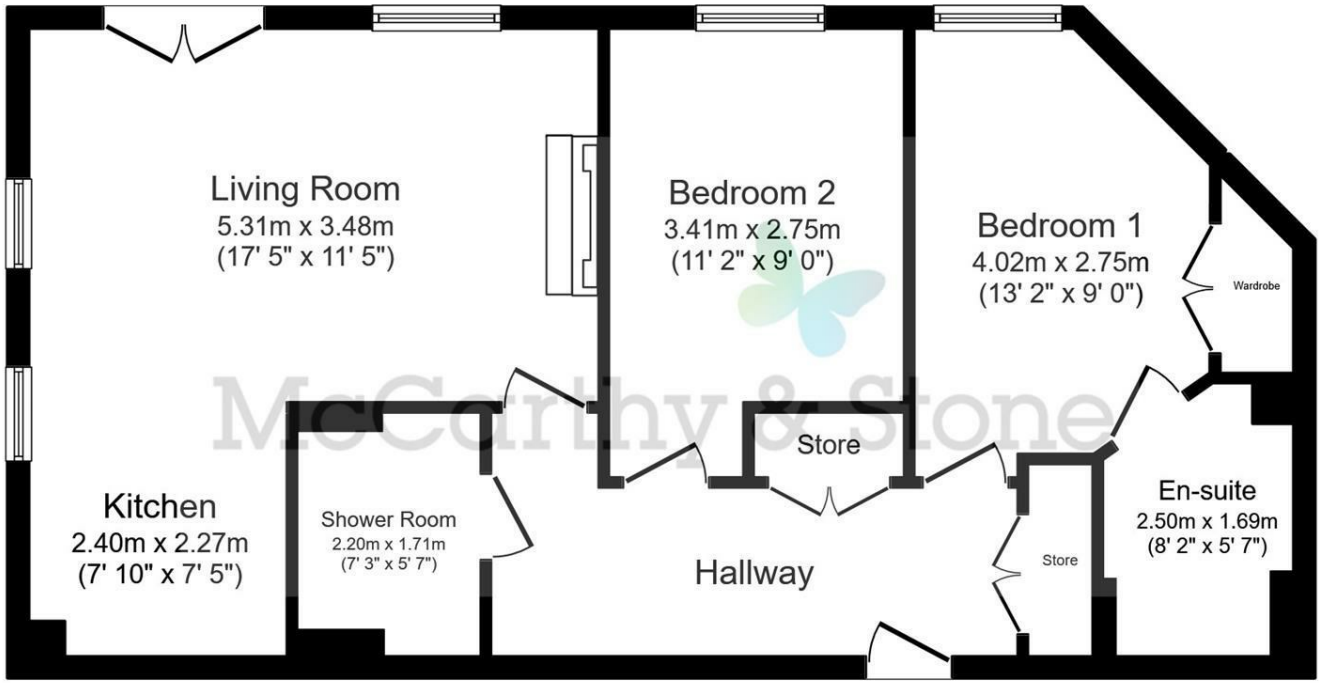
The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

Car Parking

Two car parking spaces are included with this apartment

Leasehold Information

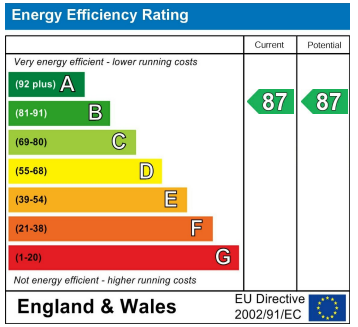
Lease Length: 999 years from 2018
Ground rent: £495 per annum
Managed by: McCarthy and Stone Management Services
It is a condition of purchase that all residents must meet the age requirements of 60 years.

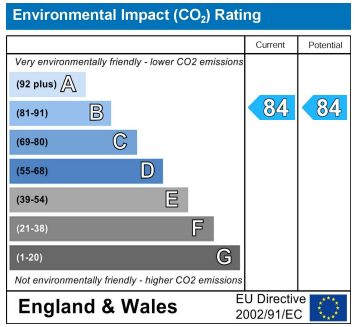


Floor Plan

Total floor area 67.0 sq. m. (721 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.focalagent.com





There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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