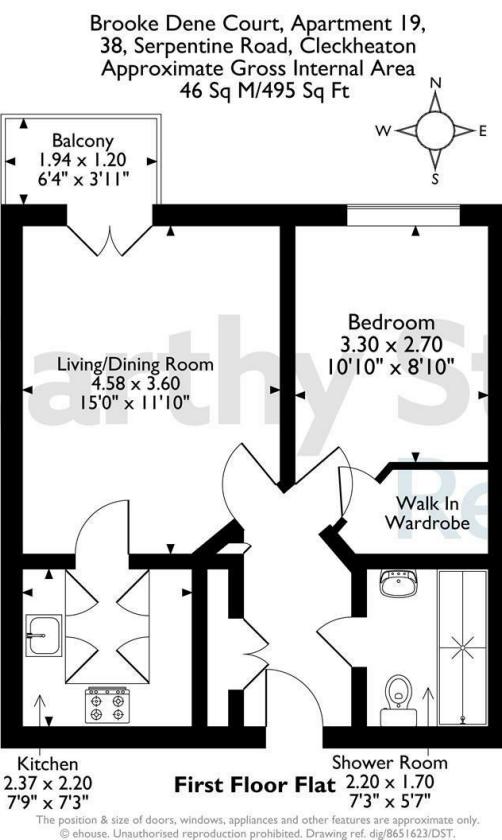


PRICE  
REDUCED



Council Tax Band: B



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		
England & Wales	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



**19 Brooke Dene Court**  
Serpentine Road, Cleckheaton, BD19 3BA



PRICE REDUCTION

**Asking price £190,000 Leasehold**

A bright and spacious one bedroom, north facing retirement apartment on the FIRST FLOOR of this popular MCCARTHY STONE age exclusive development for the OVER 60'S. Well presented, with NO CHAIN. Good local amenities including a supermarket.

**Call us on 0345 556 4104 to find out more.**

# Brooke Dene Court, Serpentine Road,

## 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 apartments designed and built to offer you the very best in contemporary retirement living.

This two bedrooomed apartment is 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.

You'll also find a comfortably appointed on-site Communal lounge where you can get together with your neighbours, make new friends, enjoy events, activities and regular coffee mornings or simply relax and enjoy the day. Regular outside events and barbecues are held on the patio, surrounded by landscaped gardens.

## 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. 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 and emergency pull cord located in the hall. Doors lead to the lounge, bedroom and shower room.

## Lounge

A spacious lounge with the benefit of a private balcony overlooking communal landscaped gardens. There is ample space for dining. TV and telephone points, ceiling light, 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, integrated fridge, freezer and under pelmet lighting.

## Bedroom

A bright and spacious double bedroom. Ceiling light, TV phone point, fitted carpets and raised electric power sockets. Walk in wardrobe housing shelving and hanging rails.

## Bathroom

Tiled and fitted with modern suite comprising of a walk-in



McCarthy Stone



**1 Bed | £190,000**

shower with glass screen, low level WC, vanity unit with sink and mirror above, and heated towel rail

## Car Parking

Please contact us to check availability.

## Service Charge

- Visiting House Manager
- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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.

The service charge is £2,587.47 for the financial year ending 28/02/2026.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

## Leasehold information

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

Lease: 999 years from 1st Jan 2019

Ground rent: £425 per annum

Ground rent review: 1st Jan 2034

Managed by: McCarthy and Stone Management Services

## Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

