

Peter David

Properties Ltd

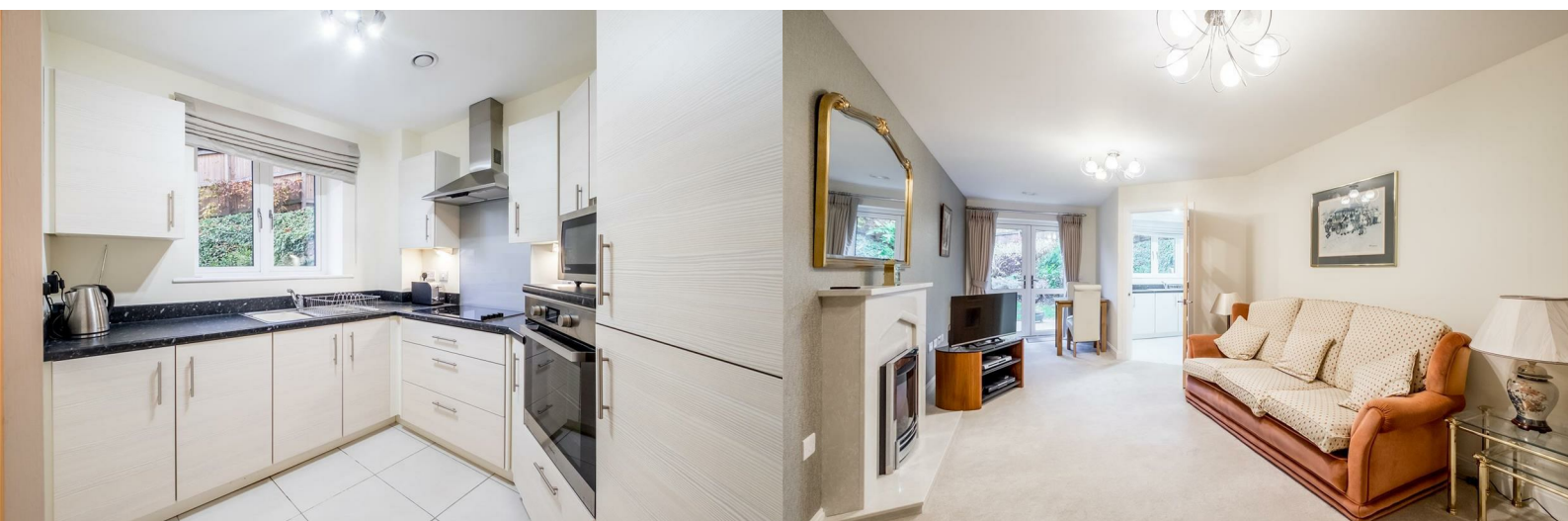
Residential Sales and Lettings



5 Hepworth Court Parsonage Lane

Brighouse, HD6 1AE

O.I.R.O £234,950



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Peter David Properties are pleased to present to the open market this LOWER GROUND FLOOR APARTMENT, located in the desirable over 60's INDEPENDENT LIVING apartments at Hepworth Court, Brighouse. This apartment is perfect for a retired couple or individual, with social benefits to living at Hepworth Court such as weekly coffee mornings, monthly events, and a communal lounge with kitchen for all to enjoy.

The apartment is EXTREMELY SECURE with an intercom system, a 24 hour helpline with mobile fobs and fitted security cameras around the building, meaning home owners can see who is accessing the property at all times. There is also a House Manager who works Monday to Friday on hand to assist residents.

Internally comprising: an entrance hallway, living room with patio doors to the garden, a separate kitchen, two double bedrooms, and a house bathroom. The property is IMMACULATLY PRESENTED throughout, with modern kitchen and bathrooms and neutral decor, making it ready to move in to. Externally there are communal gardens for residents to enjoy and two allocated parking spaces which are included in the price of the property.

Hallway

A neutrally decorated entrance hallway with a useful storage cupboard, perfect for housing coats and shoes. There is also a boiler cupboard with a high specification ventilation system, which removes odours and provides an air filtering service. Further benefitting from plumbing for a washing machine.

Kitchen

A well presented and modern kitchen featuring an integral four ring electric hob with an extractor over head, an integral electric oven, and a fridge freezer. With matching wall and base units, an inset stainless steel sink and drainer, and a tiled floor. Window to the front aspect.

Living Room

A large and spacious living room benefitting from an electric feature fire set in a marble hearth and surround. With a large storage cupboard, space to dine, and patio doors to the front aspect.

Bedroom One

A good size double bedroom with neutral carpet and décor and a window to the front aspect. There is also a walk in wardrobe which has built in shelving and rails.

Bedroom Two

A second double bedroom with neutral carpet and décor, and a window to the front aspect.

Bathroom

A modern house bathroom featuring a walk in shower with a hand rail, a WC and a hand basin set in a vanity unit, and a chrome heated towel rail. With part tiled walls and a tiled floor.

External

Externally the property benefits from a private patio which leads to a communal garden. There is an allocated parking space, as well as visitor spaces for guests.

Lease

The ground rent is £500 per annum.

The service charge is £306.35 per month and includes buildings insurance and water rates.

Additional Information

This sophisticated apartment can be reached via a lift, which provides access to all floors within the building. There is the benefit of a communal lounge and kitchen, as well as a guest room which can be booked throughout the year for only £25.00 per night - making it very easy for you to accommodate any visitors. Your residency means that you also have the opportunity to stay in other McCarthy &

Stone guest rooms anywhere in the UK for £25.00 per night.

The property features an intercom system and there is a 24/7 security camera with access to the live channel, enabling you to feel safe and secure.

Directions

For Satnav please use the postcode HD6 1AE.

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a

general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



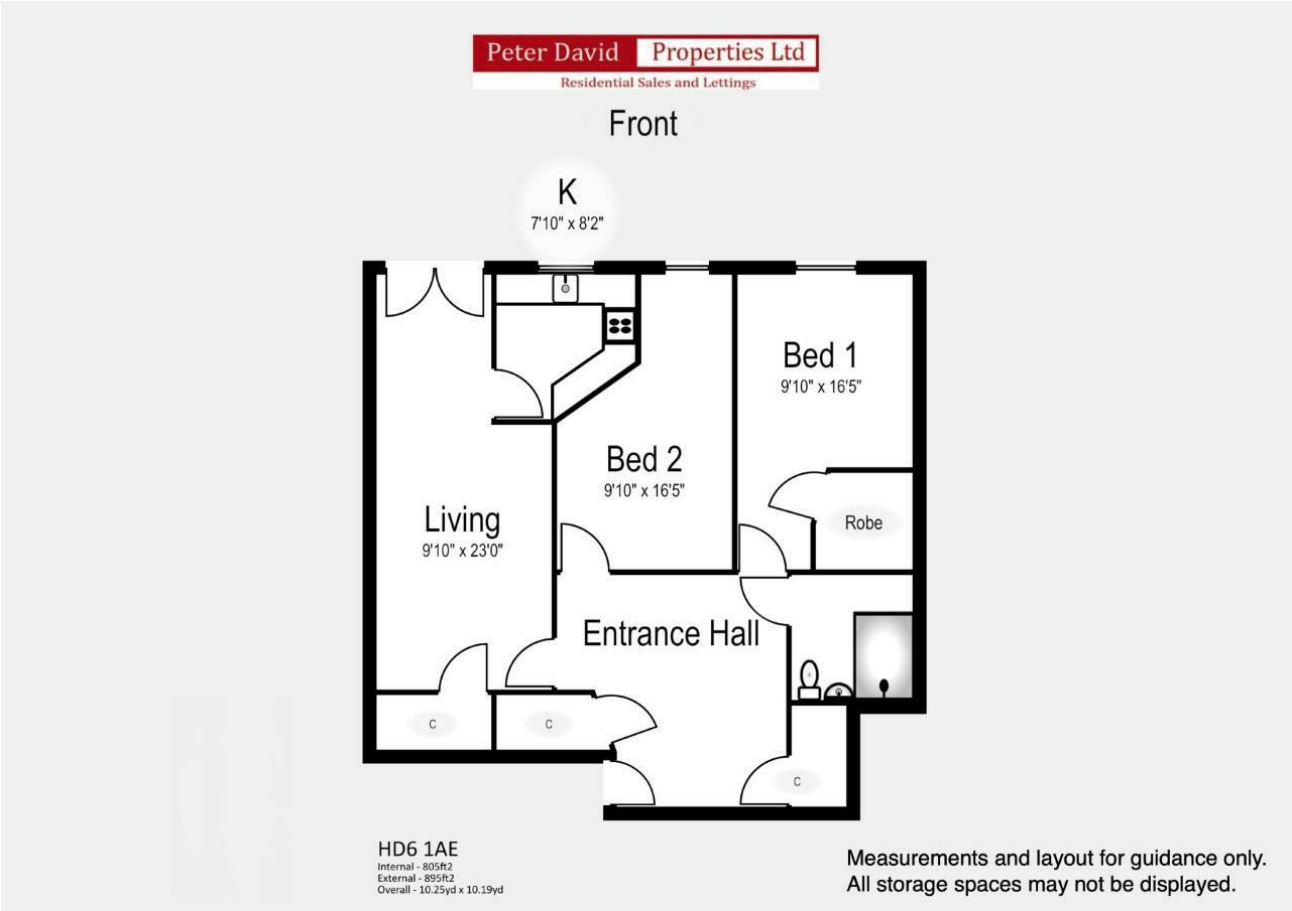
Hybrid Map



Terrain Map



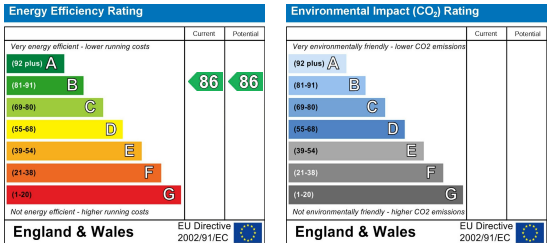
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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