

Peter David

Properties Ltd

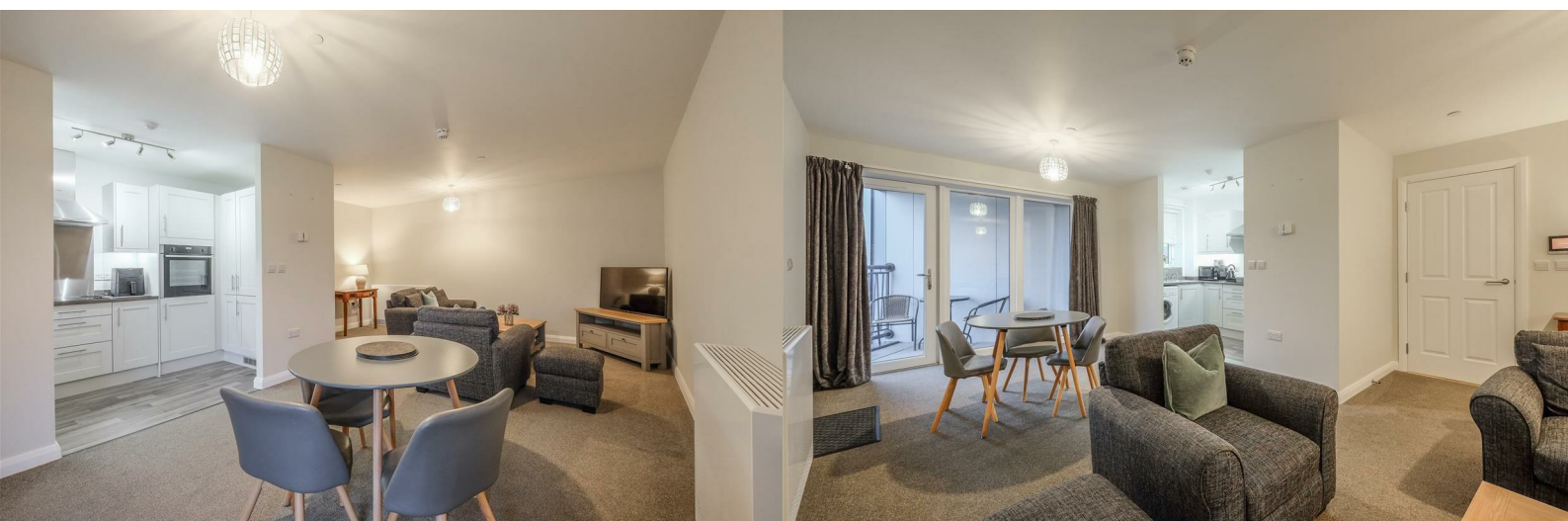
Residential Sales and Lettings



49 Railway Bridge View

Brighouse, HD6 3FA

75% Shared Ownership £120,000



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Rastrick, Brighouse, HD6 3FA

75% Shared Ownership £120,000



A perfect opportunity for anyone looking for an over 55's stylish apartment. The development was completed in 2022 and provides supported living for residence to enable people to live with as much independence as possible.

The apartment provides a lovely environment which is well presented and maintained both internally and externally. Facilities within the complex include a restaurant, café, hair and beauty salon, communal areas to socialise, an assisted spa, guest suite and beautifully landscaped courtyards and roof top terrace. The scheme provides you with everything you might need all under one roof. There is an 'extra care scheme' with on-site care staff (24 hours / 7 days), Non-resident management staff and Careline alarm service.

With a lift providing access to the apartment, accessibility has been thoroughly thought through with wheelchair friendly corridors and wide doorways. Our 5th floor Two Bedroom apartment provides plenty of internal space with a living room, open kitchen, two bedrooms, a balcony and a walk in shower room.

Although the building benefits from it's own amenities, it is set within a short walk of Brighouse town centre and is within easy reach of bus stops, the train station, supermarkets and Brighouse high street with its local shops, parks and pubs. A car park provides off road parking space.

****This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. ****

Communal Entrance

Entering the property through a secure entrance on the ground floor you enter into a reception area with a cafe and lift / stair access to the rest of the building

Apartment Entrance

Entering into the fifth floor apartment, a spacious hallway leads into the living area, bedrooms and bathroom.

Living Room

An open plan living and dining space with a light and neutral colour scheme, beige carpets and wall mounted electric heater.

Kitchen

A fitted kitchen with white wall and base units, integrated oven, extractor and hob, fridge freezer and stainless steel sink and drainer. There is also space for a washing machine and ample storage space.

Balcony

Accessed from the dining area a private balcony provides views over Brighouse and is sheltered from above.

Bedroom One

A double bedroom with a light and neutral colour scheme and floor to ceiling windows allowing plenty of natural light.

Bedroom Two

A second well sized bedroom with a light and neutral colour scheme and floor to ceiling windows allowing plenty of natural light.

Bathroom

A walk in wet room with a wash basin, w/c and walk in shower. Access both from the hallway and from the main bedroom.

Further Facilities

The apartment is on the fifth floor within a short walk of a communal area and roof top terrace. Further facilities are easily accessible via the lift or stairway.

Leashold

Lease costs:

Applicants must be 55 years of age or over and be approved by Home Group".

The apartment is for sale for £123,750 (75% share) As the maximum share is being purchased no rent will be due.

Service Charge: £375.95

Buildings Insurance: £22.08

Management Fee: £41.67

Reserve Fund Payment: £225.02

Personal Charge: £2.23

Total Monthly Cost: £666.95

Viewings

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

Directions

For Satnav please use the postcode HD6 3FA

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



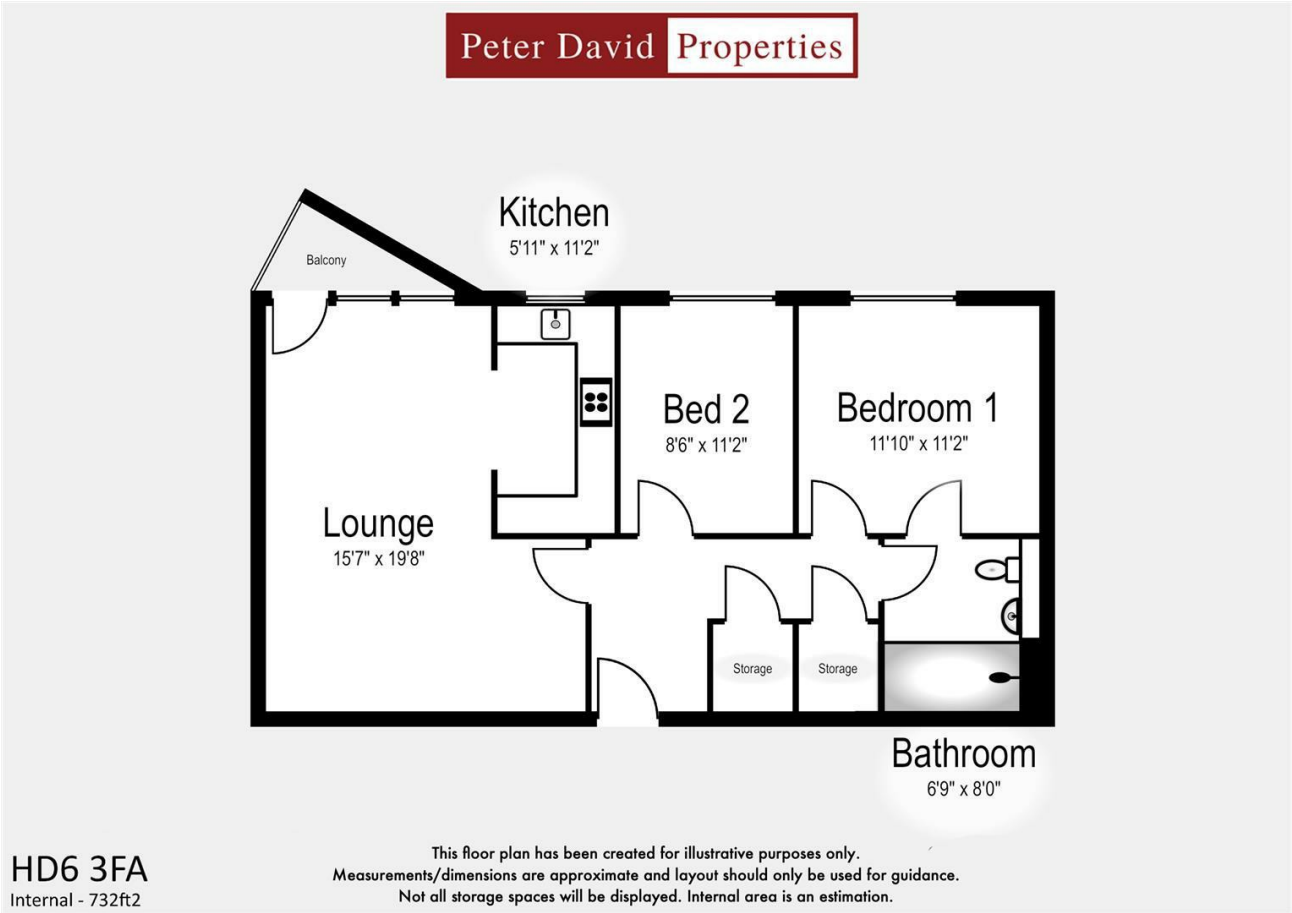
Hybrid Map



Terrain Map



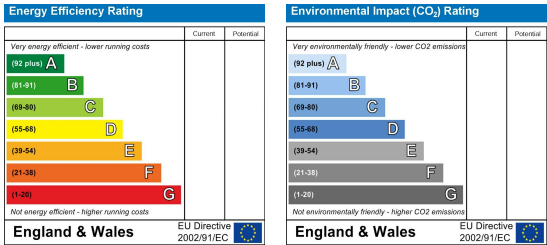
Floor Plan



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.