

Peter David

Properties Ltd

Residential Sales and Lettings



## 20 Alderman Lodge

Brighouse, HD6 2FD

£1,987 PCM



# 20 Alderman Lodge

Elmwood Drive, Brighouse, HD6 2FD

**£1,987 PCM**



\*\*\* Rental price includes the service charge covering:

- \* House Manager
- \* 24-hour emergency remote call service
- \* Intruder alarm
- \* Buildings insurance
- \* Electricity, heating and lighting of communal areas
- \* Maintenance and management of the building and external areas including gardening, cleaning, servicing, window cleaning and repairs in communal areas, redecorating and annual safety testing.

A beautifully presented two-bedroom apartment located on the first floor of the highly regarded Alderman Lodge development, designed exclusively for the over 55's. The property offers 845 sq ft of stylish, low-maintenance living and benefits from lift access and a private south-west facing balcony.

Finished to a high modern standard, the apartment features a fully fitted kitchen and contemporary bathroom, along with practical design touches including elevated plug sockets, low-profile shower trays, and anti-slip flooring.

Residents enjoy excellent communal facilities, including an elegant residents' lounge and terrace, Wi-Fi in communal areas, and a hotel-style guest suite for visiting friends and family.

For added comfort and security, the property includes a video door entry system, intruder alarm, mains-connected smoke detectors, and a 24-hour emergency call system.

Conveniently situated close to local amenities and transport links, with shops, healthcare services, bus routes, and Brighouse railway station all within easy reach.

A superb opportunity to enjoy independent living within a welcoming and sociable community.

## Living Room

The spacious living room, decorated in neutral tones, creates a bright and airy atmosphere. The bedrooms are equally impressive, featuring a fitted wardrobe with hanging rails for ample storage.

## Kitchen

The fitted kitchen comes complete with clever storage solutions and well-positioned integrated appliances, including a dishwasher, oven, ceramic hob, stainless-steel cooker hood and a fridge freezer. What's more, you've got room for a washer-dryer to be conveniently located in a separate utility cupboard.

## Bathroom

The bathroom is complete with easy-turn mixer taps, a heated towel rail, and an illuminated mirrored vanity unit.

## Bedroom One

A double bedroom With built in storage space.

## Bedroom Two

A second double bedroom which features built in storage.

## Communal Space

A spacious and well appointed communal lounge is available for all residents to use and features a multitude of sofas and chairs and a kitchen with tea and coffee available. Complimentary wifi is installed and the room overlooks the surrounding landscape with an outdoor terrace accessed through French doors. This creates a perfect environment to relax with other residents or family and friends when they visit with a television and fireplace creating a homely and comfortable space.

## External

The lodge is set within well maintained grounds, tucked away in a secluded spot yet still within easy reach of Brighouse town centre. Car parking is available, including

electric charging points, along with mobility scooter storage and cycle racks for those who prefer two wheels.

### House Manager

An on-site House Manager, available five days a week, ensures the smooth running of the development. With responsibility for high standards throughout they oversee the gardening, the maintenance of the outside of your property and ensure the warm and welcoming communal spaces are clean, tidy and topped up with your favourite biscuits. They even provide a social calendar of events, such as afternoon tea, crafting and wine tasting, should you wish to join in and meet new friends.

### Viewings

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

### Directions

For Satnav please use the postcode HD6 2FD

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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.

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