



18 Empire Court

Bailiff Bridge, Brighouse, HD6 4DA

£115,000



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Peter David Properties are pleased to present to the open market with NO UPWARD CHAIN, this TWO DOUBLE BEDROOM apartment, located in the SOUGHT AFTER LOCATION of Bailiff Bridge.

The property is situated on the first floor and is WELL PRESENTED THROUGHOUT, and READY TO MOVE IN TO. Internally comprising: hallway, spacious living room, kitchen, two double bedrooms, and a house bathroom. Externally, there is an allocated parking space close to the property entrance, and additional parking for visitors.

This would make a perfect home for a FIRST TIME BUYER, or as an investment property, as it is within easy reach of Brighouse Town Centre and all local amenities within, including shops, bars, and restaurants. Contact Peter David Properties to arrange your viewing today.

Hallway

Providing access to the property, with two useful storage cupboards, and neutral carpet and décor.

Kitchen

A well presented kitchen benefitting from: a four ring electric hob with an extractor fan overhead, an electric oven, a stainless steel sink and drainer, and space for all other appliances. With matching wall and base units, a wood effect laminate floor, and a window to the rear aspect.

Living Room

A spacious living room with neutral carpet and décor, and a bay window to the front aspect, allowing plenty of natural light.

Bedroom One

A double bedroom with a window to the front elevation.

Bedroom Two

A second good size double bedroom with a window to the rear elevation.

Bathroom

Comprising: a WC, a hand basin, a chrome heated towel rail, and a large walk in shower with dual shower head. Window to the side elevation.

External

Externally the property benefits from one allocated parking space (space 18). There is also additional parking for guests.

Leasehold

Please note this property is leasehold.

Directions

For Satnav please use the postcode HD6 4DA.

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.

Viewings

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

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



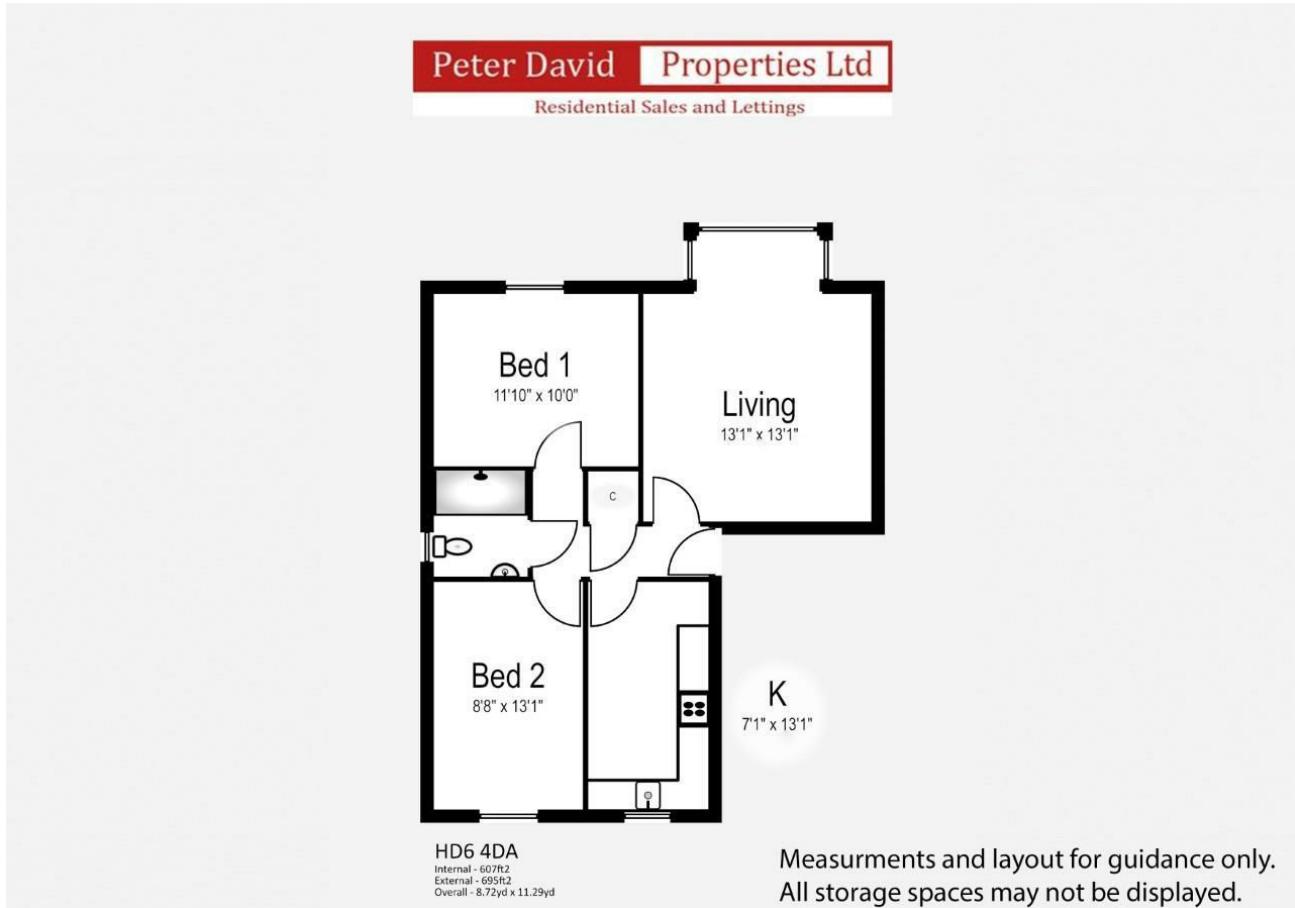
Hybrid Map



Terrain Map



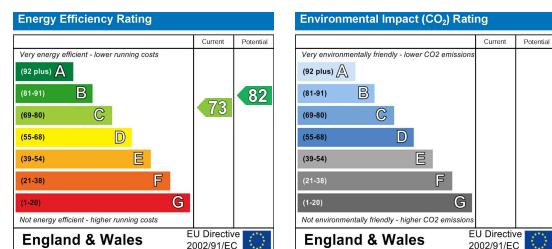
Floor Plan



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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