

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 30 Knightsbridge Court Parsonage Lane

Brighouse, HD6 1FB

**£159,000**





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, Brighouse, HD6 1FB

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Peter David Properties are pleased to present to the market this one bedroom apartment, situated in the much sought after over 55's complex and within walking distance of Brighouse centre. This apartment is modern and well presented throughout, briefly comprising: an entrance hallway, a living room, a kitchen, one bedroom and a bathroom. The apartment complex has many benefits, including secure doors and an intercom system, a lift, a residents library and lounge and car parking. The apartment is also set within well-maintained grounds. Within close proximity to Brighouse town centre, all local amenities within and transportation links. Viewings are highly recommended.

Please contact Peter David Properties to book your viewing today!

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

## **Entrance Hall**

Entering the apartment building, the entrance leads to either a stairway or lift and onto the entrance to the apartment which features an airing cupboard.

## **Living Room**

A spacious living room, with a window to the front aspect and double doors leading to the kitchen.

## **Kitchen**

Benefitting from cream wall and base units, granite effect worktops, light blue tiled splashbacks, stainless steel sink and drainer and an electric hob with an extractor above. With the following integrated appliances: oven and fridge freezer. The kitchen is well presented and finished to a high standard.

## **Bedroom One**

A good sized double bedroom, benefitting from fitted wardrobes, with a window to the front aspect with views overlooking the grounds of Brighouse Library.

## **Bathroom**

A part tiled, three piece suite, with a vanity unit, comprising: a WC, wash hand basin and a shower cubicle.

## **Communal**

The complex benefits from a part time administrator and the following;

- A communal laundry room located to the ground floor, open to all residents.
- A communal lounge and kitchen where organised events can be held.
- A guest suite located on the third floor, available for hire for guests of residence to use during overnight visits.
- Included with the intercom system is a special extra TV channel, which allows you to see visitors at the main entrance before allowing them entry.
- Care lines (orange cords) are fitted within the property which, when pulled in an event of an emergency, care line will answer the call and alert the emergency services.

## **Charges**

The apartment is leasehold for a term of 150 years from 1 January 2000 with no ground rent. There is an annual service charge (currently £2,253.30 for the period 1 August 2024- 31 July 2025). The service charge is payable to Knightsbridge (Brighouse) Management Company Ltd (a company owned and run (through Premier Property Management Ltd of

Barnsley) by the 46 Knightsbridge Court apartment owners (who hold one share of £1 each).

### Directions

For Satnav please use the postcode HD6 1FB

### 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



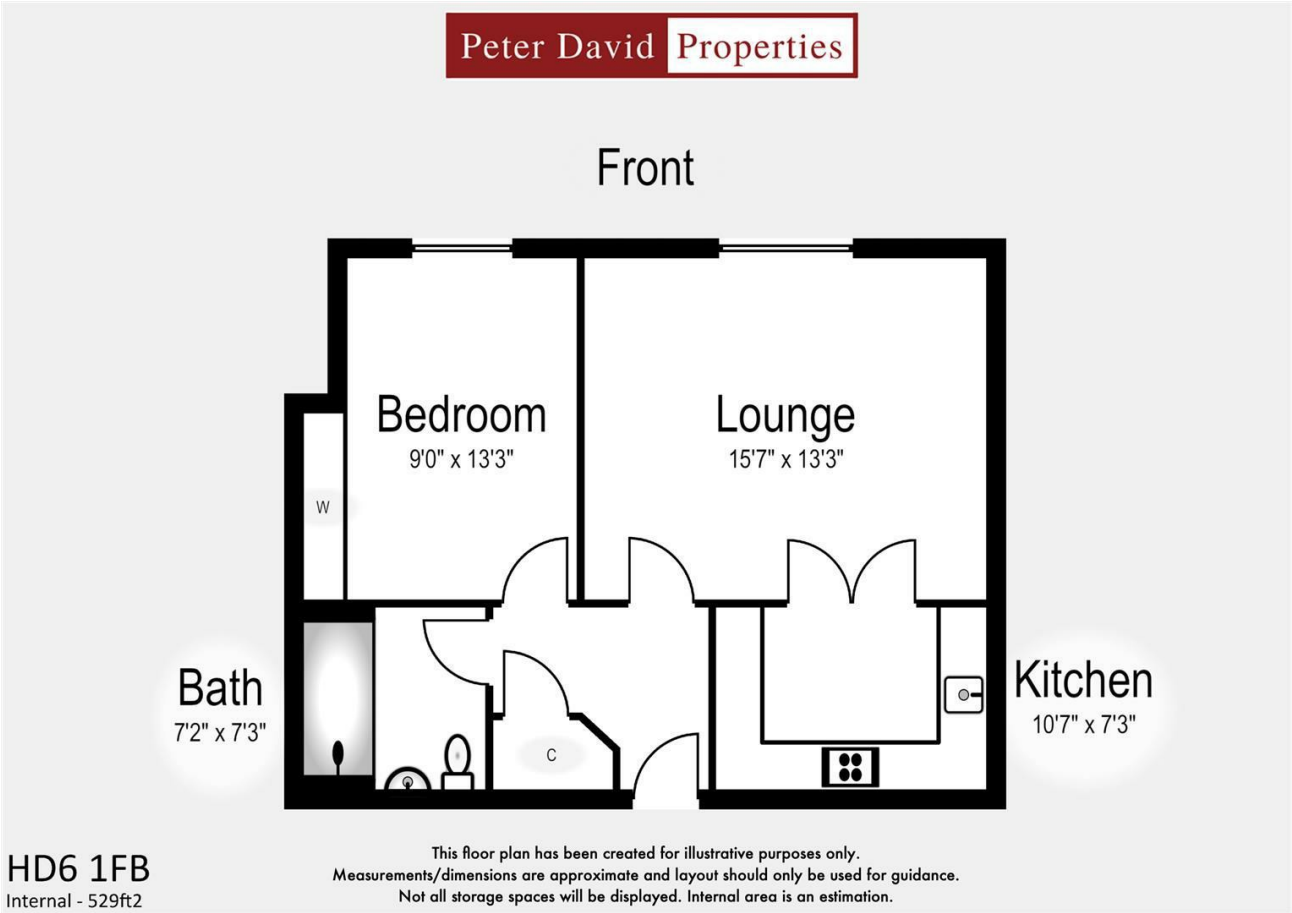
Hybrid Map



Terrain Map



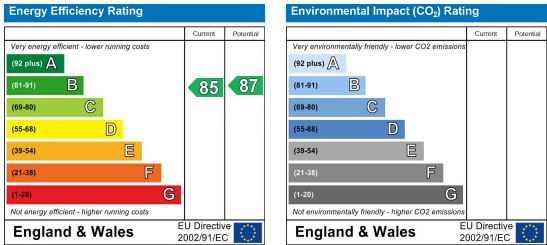
Floor Plan



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.