

Peter David

Properties Ltd

Residential Sales and Lettings



20 Alderman Lodge

Brighouse, HD6 2FD

£308,950



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This modern development in Brighouse is purposely designed so you can enjoy your future in a safe, secure, luxurious and low maintenance private apartment, situated within a like-minded, sociable and welcoming community exclusive to the over 55's. Alderman Lodge boasts a beautiful collection of 15 one-bedroom and 22 two-bedroom apartments for sale or rent, alongside stunning communal facilities including:

- * An elegant communal lounge and terrace to socialise in with friends and neighbours.
- * Hotel-Style Guest Suite for when friends and family come to stay.
- * Wi-fi to all communal spaces.

Apartment 20 is a thoughtfully designed two-bedroom apartment measuring 845 square feet, located on the first floor, accessible by lift and boasting a private balcony with a south-west aspect.

Finished to a high standard, this modern and stylish apartment is packed with thoughtful features such as well-designed fully fitted kitchens and bathrooms, elevated plug sockets for convenience, low-profile shower trays and anti-slip floor tiles for safety.

There is a video door entry system, mains connected smoke detectors, serviced intruder alarm, and 24-hour emergency call out system, all installed as standard for your piece of mind.

Alderman Lodge is conveniently located just 0.8 miles from the local supermarket and various amenities, including a Public House and post box (0.2 miles), Café and cash point (0.6 miles). Medical facilities like a doctor's surgery and pharmacy (0.5 miles) and a dentist and optician (0.6 miles) are also within easy reach.

Brighouse town centre is accessible via a regular bus service, with a stop just 0.2 miles from the development. Brighouse is also well connected by Railway services and the local train station is only 0.8 miles, making it easy to travel across the country. Additionally, local bus routes provide access to nearby towns and villages.

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.

Service Charge

SERVICE CHARGES AND FEES

To ensure the grounds and communal areas are maintained

and taken care of, our homeowners pay an annual service charge. The service charge is reviewed annually and is managed on a transparent open book basis, controlled by the homeowners. Your service charge includes the costs of maintaining the following:

- * 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.

Burghley Living do not charge ground rent, and our properties come with a 999-year lease.

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

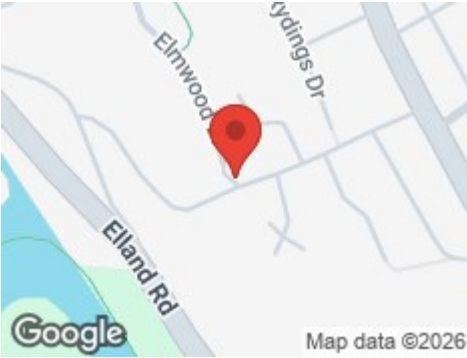
For Satnav please use the postcode HD6 2FD

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



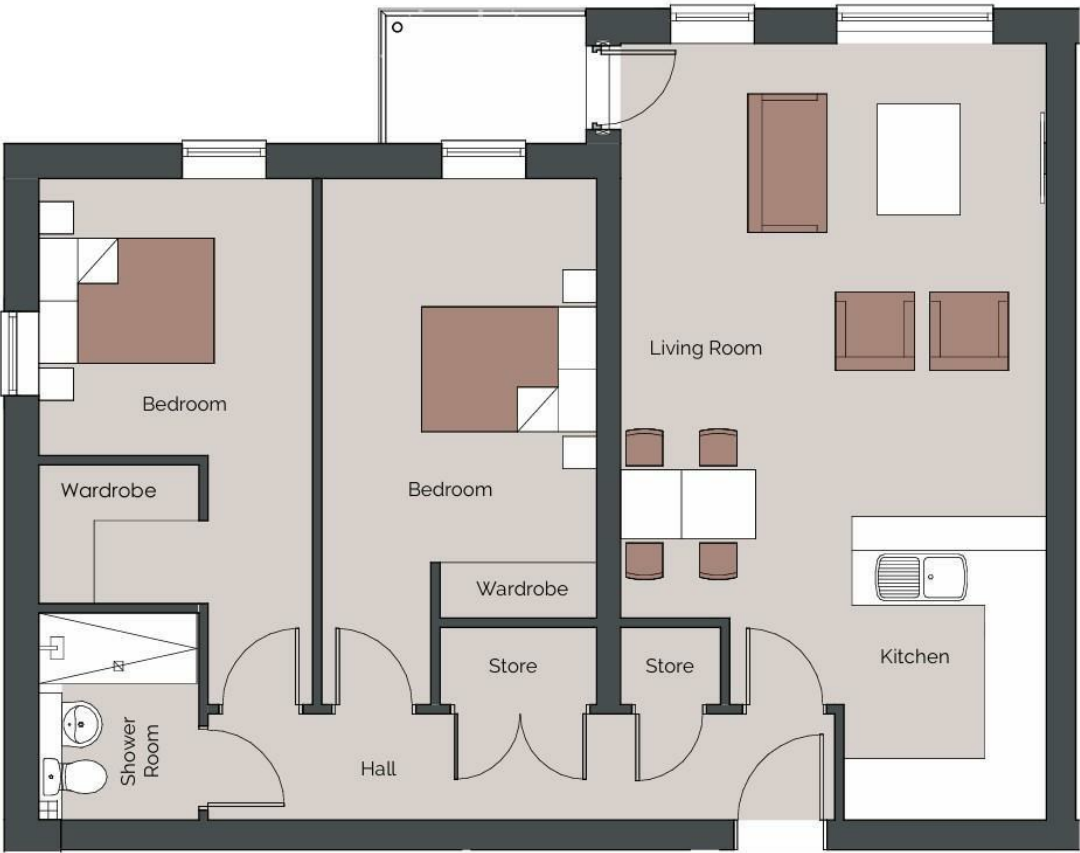
Hybrid Map



Terrain Map



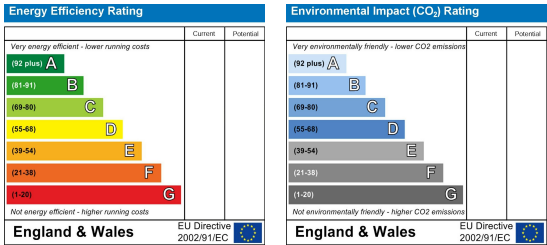
Floor Plan



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.