

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 1 Empire Court

Brighouse, HD6 4DA

£135,000



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Welcome to Empire Court, a beautifully presented ground floor apartment located in the charming area of Bailiff Bridge, Brighouse, Calder. This delightful property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The apartment is designed with practicality in mind, featuring plenty of storage options to keep your living areas tidy and organised.

The spacious living room is a standout feature, enhanced by a lovely bay window that allows natural light to flood the space, creating a warm and inviting atmosphere. This area is perfect for entertaining guests or enjoying quiet evenings at home.

In addition to its appealing interior, the apartment comes with allocated parking, ensuring convenience for you and your visitors. The location is particularly advantageous, as it is close to local amenities and transport links, making daily errands and commuting a breeze.

This property is an excellent opportunity for those seeking a comfortable and stylish home in a well-connected area. Don't miss the chance to make this charming apartment your own.

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

## Entrance Hallway

Entering from the ground floor, the entrance hallway leads into the living room, kitchen, bedrooms and bathroom and has two built in storage cupboards.

## Living Room

Overlooking the well kept lawns surrounding the building, the living room has a large bay window allowing plenty of light. Well presented in a light and neutral colour scheme, the living room has a feature fireplace as the focal point. Its spacious layout allows a flexible living space with plenty of room for furniture and various options for different layouts depending on your needs.

## Kitchen Diner

With dark blue base and wall units, a built in sink as well as an oven and hob, there is room for a fridge freezer and a dining table.

## Bedroom One

Overlooking the lawns, this double bedroom has white walls and a grey carpet and is currently set up as a study, pictured with a desk and wardrobes.

## Bedroom Two

A second well sized double bedrooms photographed with a double bed and wardrobes showing there is plenty space for bedroom furniture.

## Bathroom

A modern shower room which is tastefully presented in white with marble effect flooring. Featuring a walk in shower, w/c and hand basin.

## External

The property has well maintained lawns to the front aspect with a communal car park to the rear, there is an allocated parking space, as well as plenty of on street parking for visitors. A communal secure entrance leads into the building from the car park.

## Directions

For Satnav please use the postcode HD6 4DA

## 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



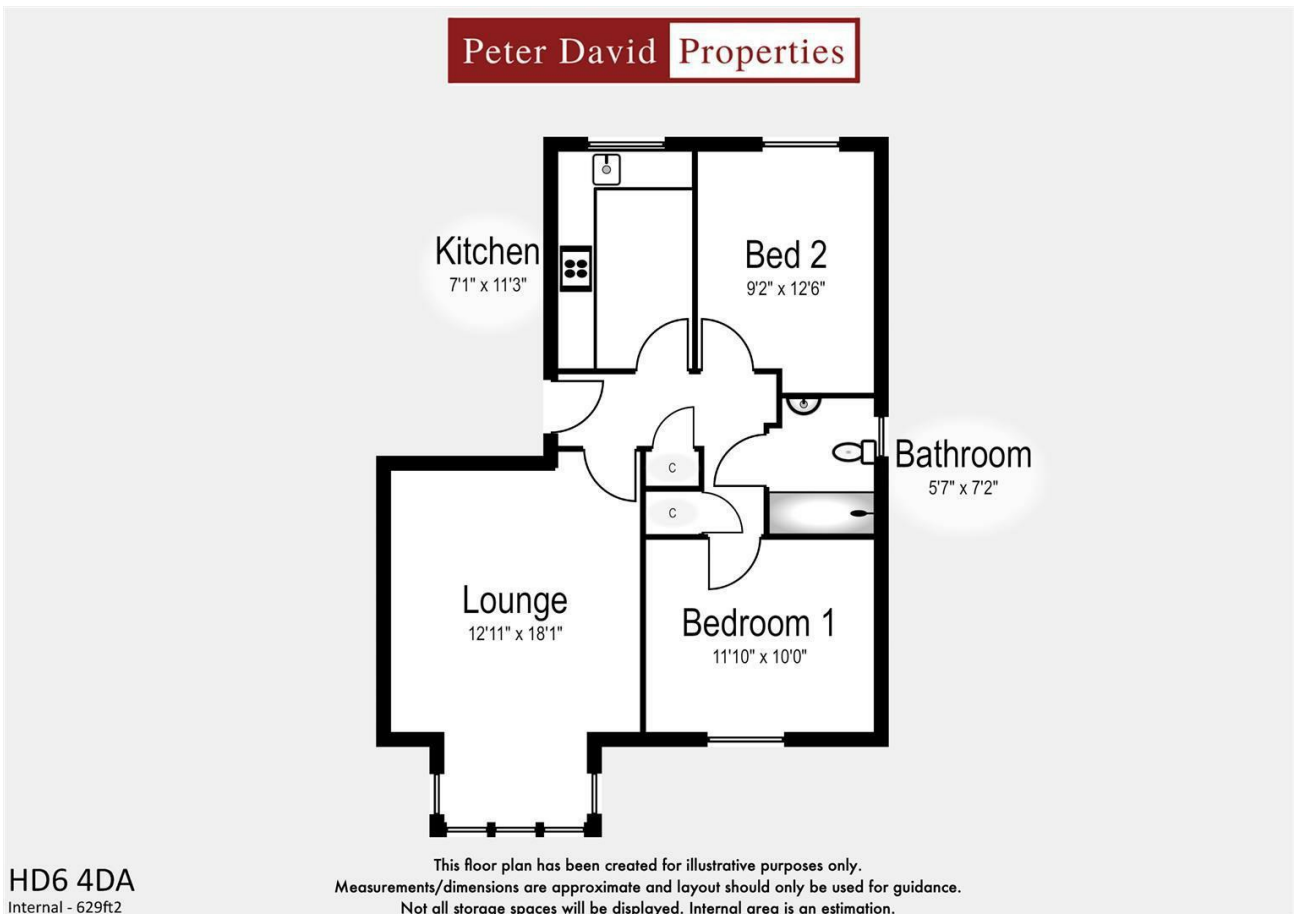
## Hybrid Map



## Terrain Map



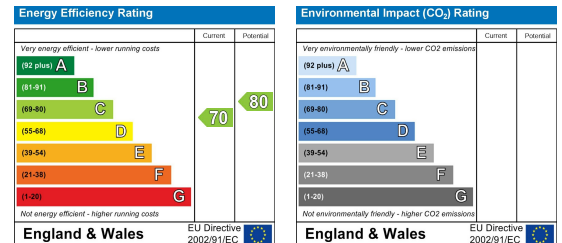
## Floor Plan



## 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.