

Peter David

Properties Ltd

Residential Sales and Lettings



33 Alderman Lodge

Brighouse, HD6 2FD

£310,950



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Elmwood Drive, Brighouse, HD6 2FD

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Apartment 33 is a thoughtfully designed two-bedroom, one-bathroom apartment measuring 845 square feet, ideally located on the second floor boasting a private balcony.

Experience the charm of this beautifully designed two-bedroom apartment, located on the second floor of a serene, purpose-built development on Elmwood Drive. Nestled amid a canopy of trees, this delightful residence boasts stunning views of the tranquil canal and the enchanting natural beauty of Cromwell Bottom. Step out onto your private balcony, where you can unwind while enjoying picturesque vistas of the lush countryside, creating an ideal retreat for relaxation and contemplation.

Full lift access is available to all floors of the building, designed with accessibility features to accommodate all mobility requirements.

Finished to a high standard, our modern and stylish apartments are packed with thoughtful features such as well-designed fully fitted kitchens and bathrooms, elevated plug sockets for convenience, low-profile shower trays and luxury anti-slip floor tiles for safety. This apartment comes with curtains and carpets included.

We are passionate about standards of safety and each apartment includes 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.

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.

Living Room

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

Kitchen

The fitted kitchen comes complete with smart storage solutions and well-positioned integrated appliances. This includes an integrated dishwasher, a oven set at waist height which negates the need for bending and stretching. A beautiful easy-use ceramic hob with a stainless-steel cooker extractor hood and an integrated tall fridge freezer. Your washer-dryer can be conveniently located in a separate utility cupboard to mitigate noise disruption

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.

Bathroom

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.



