

Peter David

Properties Ltd

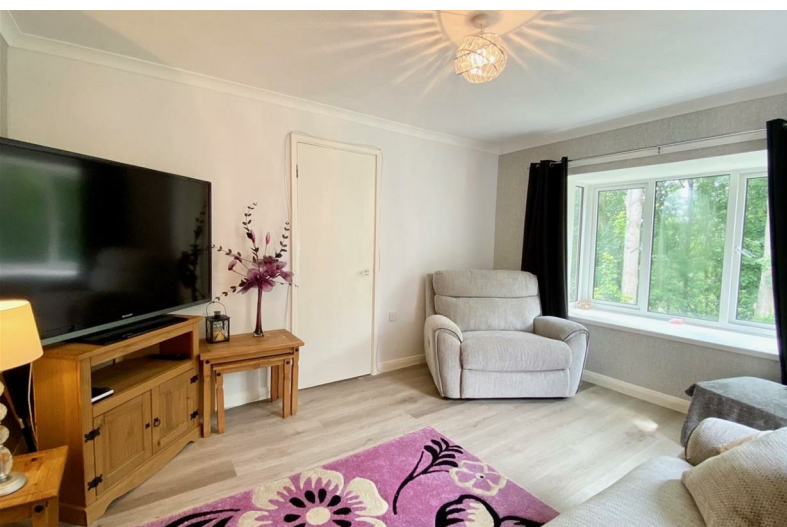
Residential Sales and Lettings



**22 Oakwood Elmwood Drive**

, HD6 2AP

**£145,000**



# 22 Oakwood Elmwood Drive

Brighouse, HD6 2AP

**£145,000**



UNEXPECTEDLY BACK ON THE MARKET THROUGH NO FAULT OF THE VENDOR.

Tucked away on Elmwood Drive in the charming town of Brighouse, this spacious two-bedroom first-floor apartment offers a delightful living experience, particularly suited for those aged over 55. The property is well presented throughout, ensuring a welcoming atmosphere from the moment you step inside.

The apartment features a generous reception room that provides ample space for relaxation and entertaining. Both bedrooms are thoughtfully designed, offering comfort and tranquillity. The bathroom is conveniently located, catering to the needs of modern living.

One of the standout features of this property is the private balcony, which overlooks the beautifully maintained communal gardens. This outdoor space is perfect for enjoying a morning coffee or unwinding in the evening, surrounded by nature. The communal gardens themselves are a lovely addition, providing a serene environment for residents to enjoy.

This apartment is ready to move into, allowing you to settle in and enjoy your new home without delay. Its ideal location means you are within easy reach of Brighouse town centre, where you will find a variety of shops and amenities to cater to your daily needs.

In summary, this well-appointed apartment offers a perfect blend of comfort, convenience, and community living, making it an excellent choice for

those seeking a peaceful yet accessible lifestyle in Brighouse.

## **Entrance Hall**

**11x3 (3.35mx0.91m)**

An entrance hall, with storage space, cupboards and an intercom system for security.

## **Lounge**

**13x11 (3.96mx3.35m)**

A good-sized living room, providing access to the kitchen and balcony, with a window to the rear. A light and neutral colour scheme provides a welcoming environment with views overlooking the grounds.

## **Kitchen / Diner**

**13x6 (3.96mx1.83m)**

A well presented kitchen with a white wall and base units. The kitchen has a stainless steel sink and drainer, space for a fridge freezer, space for a cooker and space for a washing machine. Featuring, a window to the rear of the property.

## **Master Bedroom**

**11x10 (3.35mx3.05m)**

A well sized double bedroom with a light and neutral colour scheme and fitted wardrobes and a window to the front of the property.

## **Bedroom Two**

**10x7 (3.05mx2.13m)**

A single bedroom with a window to the front aspect.

## **Bathroom**

**7x6 (2.13mx1.83m)**

The bathroom comprises: a bath tub, over bath shower, wash hand basin and w/c.

## Directions

For Satnav please use the postcode HD6 2AP

## 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

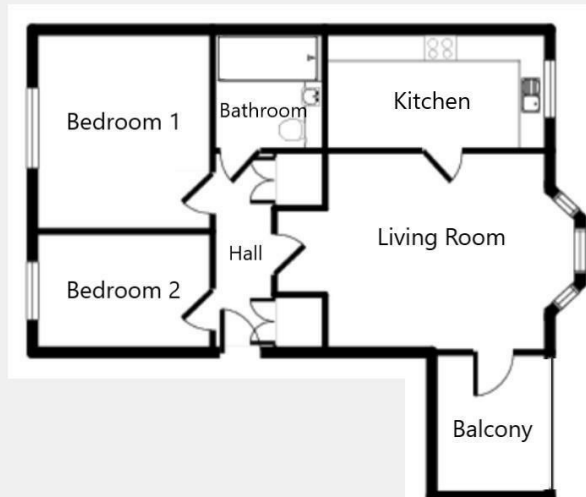


## Terrain Map



## Floor Plan

### Peter David Properties

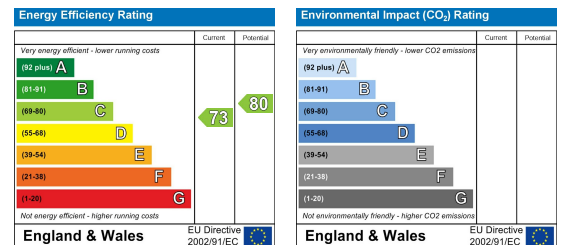


This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

## 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.