Peter David Properties Ltd

Residential Sales and Lettings



20 The Links Parsonage Lane

Brighouse, HD6 1FG

O.I.R.O £160,000

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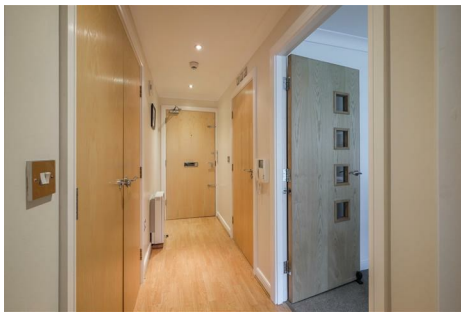




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An exceptional opportunity to acquire a premium, third-floor executive apartment, significantly larger than standard one-bedroom properties in the area. Situated within an exclusive, luxury development, this home boasts high-end fixtures and fittings throughout. Residents benefit from a beautiful, hotel-style entrance hallway, full lift access to all floors, and exclusive use of a residents' conservatory. Designed specifically as a high-specification luxury residence, this property offers a superior layout and finish that sets it completely apart from typical one-bedroom flats.

Offered to the market with NO UPWARD CHAIN, located on Parsonage Lane just minutes from the town of Brighouse, the Doctors Surgery and the bus station. This unique property boasts a large open plan kitchen living, one large bedroom, and a modern bathroom, perfect for those looking for a LOW MAINTENANCE and SECURE property close to all amenities. Tastefully decorated and MODERN THROUGHOUT, the property benefits from ALLOCATED PARKING to the front and a lift from the communal area to the third floor. Internal viewings are highly recommended - book yours today!

Communal Entrance

A secure communal entrance which is well-maintained. Featuring stairs to each floor or the option of a lift.

Apartment Entrance Hallway

The entrance hallway provides access to all accommodation and features a useful airing / storage cupboard.

Kitchen Living

A modern kitchen with white wall and base units, a breakfast bar and tiled splashbacks. With ample space for all free-standing appliances (may be included in sale - please discuss at the point of offer), an integral electric oven and hob, and an overhead extractor fan. There is an inset stainless steel sink and drainer, a spotlight ceiling and a window to the front elevation. The kitchen is open plan to the living dining area, where there are double doors to the Juliet balcony, providing plenty of natural light and a pleasant outlook.

Bedroom

A large double bedroom with space for fitted or free-standing bedroom furniture. Window to the front elevation.

Bathroom

A spacious bathroom with a four piece suite, comprising: a WC, a hand basin, a shower cubicle and a bath featuring center taps. The bathroom is fully tiled with laminate oak-effect flooring and a wall-mounted large mirror.

Conservatory

Available for residents use and used to house resident's meetings. With impressive views.

External

The apartment is set in well-maintained communal grounds. With an allocated parking space immediately to the front of the communal entrance and space for visitor parking.

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Directions

For Satnav please use the postcode HD6 1FG

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.

PLEASE NOTE

1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 + VAT (£30 total) per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
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



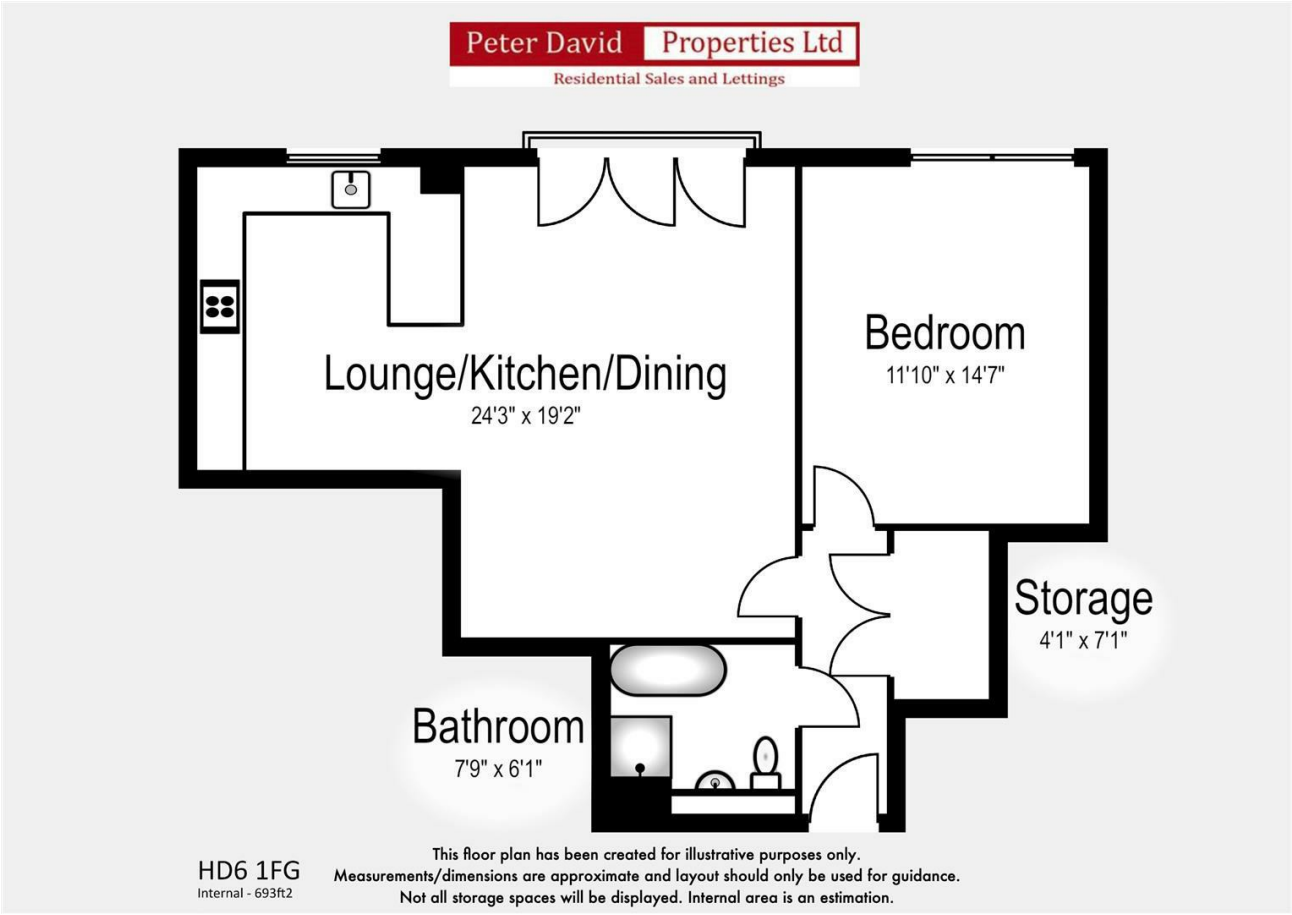
Hybrid Map



Terrain Map



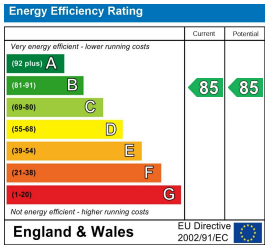
Floor Plan

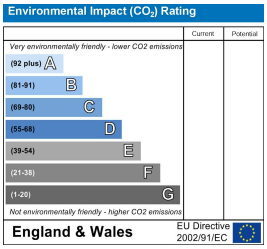


Viewing

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.