Peter David Properties Ltd

Residential Sales and Lettings



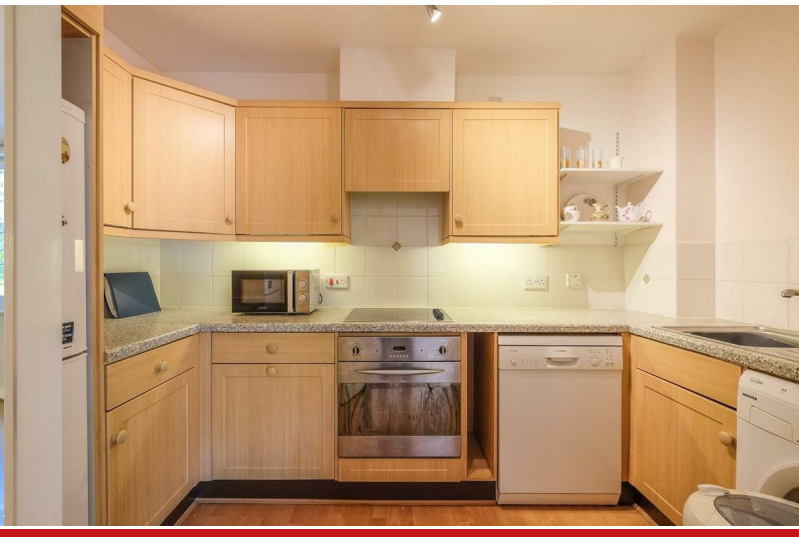
39 Knightsbridge Court, Parsonage Lane

Brighouse, HD6 1FB

£165,000

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A perfect opportunity for those seeking a homely and welcoming environment for over 55's. Knightsbridge court is perfectly located within walking distance of the vibrant town centre of Brighouse with its shops, transport links, supermarkets and doctors all on its doorstep.

With views over the grounds of the library grounds next door, tis second floor apartment has a spacious layout with lift access. The open living area provides a spacious environment to relax and entertain and the kitchen is accessed through double doors providing the option of open plan living or separating the kitchen space with ease.

The bedroom is a large double room with both fitted wardrobes and a walk in wardrobe, and in addition to the storage space in the hallway provides plenty of practical space. The bathroom perfectly compliments the property.

With a communal space for all residents to socialise and further facilities including a laundry room, we would recommend booking a viewing to fully appreciate what this apartment in Knightsbridge Court has to offer.

Entrance Hallway
The entrance hallway has a secure intercom system. With a cupboard and access to the water heater system and storage.

Living/ Dining Room
A large reception room with pleasant views overlooking Brighouse.

Kitchen
Light wood effect wall and base units, with white tiled splashbacks and complementary work surfaces. The kitchen has an inset, stainless steel sink and drainer, a fitted electric oven and hob and a dishwasher, as well as space / plumbing for free-standing appliances including a washing machine.

Bedroom
A large double bedroom with spacious built in wardrobes.

Bathroom
The bathroom has a three piece suite, comprising: a WC, a hand basin and a bath with a brand new over-bath shower having just been installed. The bathroom also befits from a mirrored vanity unit.

External
To the front of the complex there is ample parking available to residents and guests. The gardens are very well-maintained. The property is within walking distance of Brighouse town centre and has access to the library grounds.

Communal
The complex benefits from a part time administrator and -
- A communal laundry room located to the ground floor, open to all the residents.
- A communal lounge and kitchen where organised events can be held.
- A guest suite located on the third floor, available for hire for guests of residence to use during overnight visits.
- Included with the intercom system is a special extra TV channel, which allows you to see visitors at the main entrance before allowing them entry.
- Care lines (orange cords) are fitted within the property, which when pulled in an event of an emergency, care line will answer the call and alert the emergency services.

Charges
The apartment is leasehold for a term of 150 years from 1 January 2000 with no ground rent. There is an annual service charge (currently £2,253.30 for the period 1 August 2024- 31 July 2025). The service charge is payable to Knightsbridge (Brighouse) Management Company Ltd (a company owned and run (through Premier Property

Management Ltd of Barnsley) by the 46 Knightsbridge Court apartment owners (who hold one share of £1 each).

Viewings

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

Directions

For Satnav please use the postcode HD6 1FB.

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



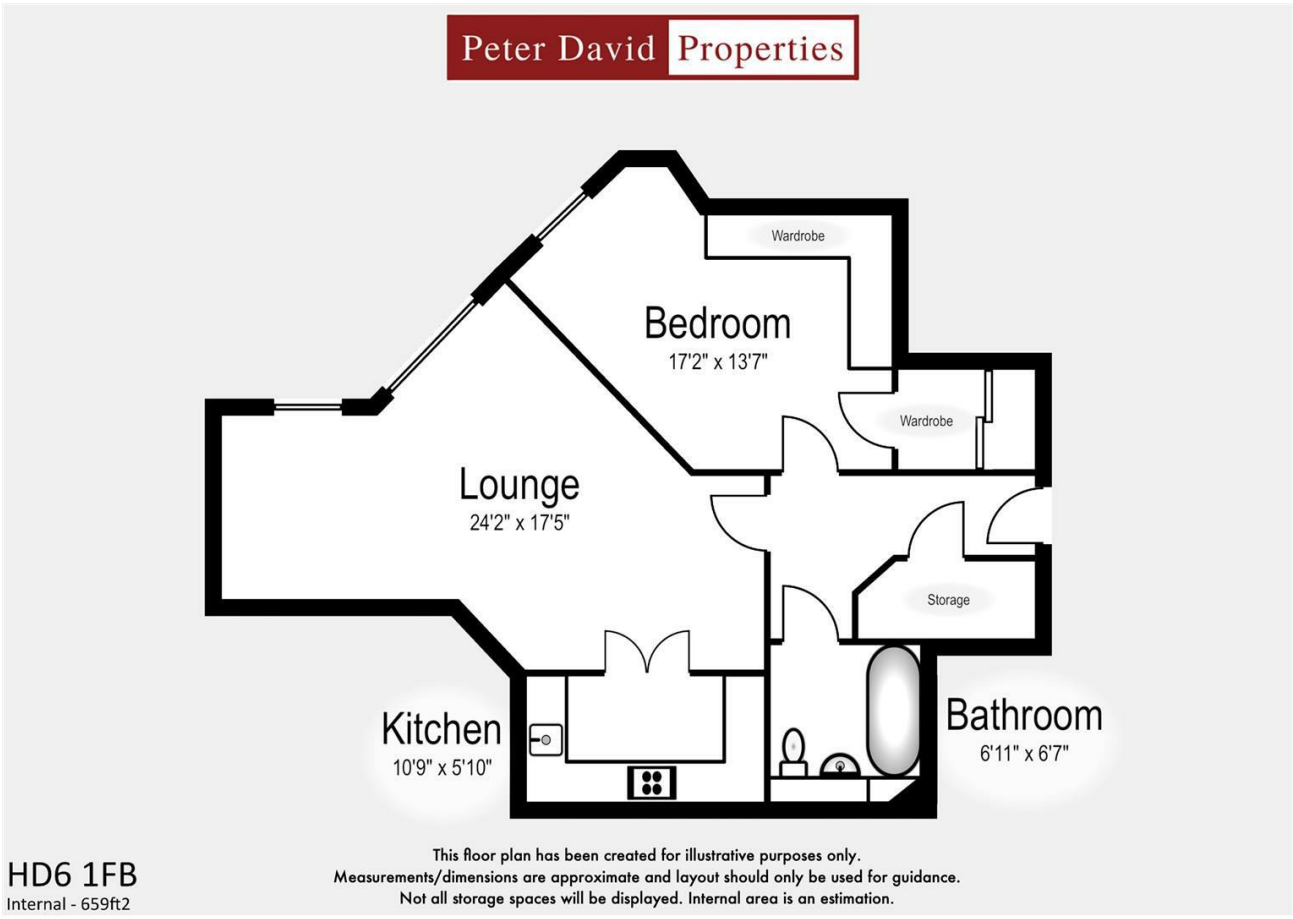
Hybrid Map



Terrain Map



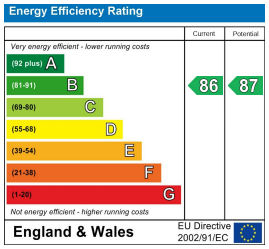
Floor Plan

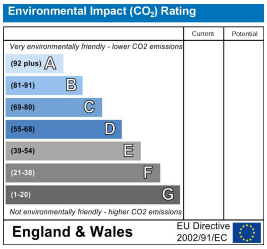


Viewing

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.