



## Apartment 17, Spool Court, Winding Rise, Bailiff Bridge, Brighouse, West

WELL PRESENTED, second floor apartment which offers a GOOD SIZED FOOTPRINT. Situated on this highly popular modern development offering easy access to the amenities of Bailiff Bridge and Brighouse as well as the M62 Motorway, this lovely apartment is priced realistically and suits FTB's, downsizers or professional couples. Comprises hall, lounge with open plan modern kitchen, two bedrooms, the master with ensuite and family bathroom. Benefits from an allocated parking space in communal car park. Electric wall heaters and uPVC DG. EPC - C.

**Asking Price £99,000**

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# Apartment 17, Spool Court, Winding Rise, Bailiff Bridge, Brighouse, West

**ENTRANCE HALL** Having intercom to main entrance and useful storage cupboard.

**LOUNGE/KITCHEN 23' x 10'6" max (7m x 3.2m max)**

Open plan lounge and kitchen area. Dual aspect room giving excellent natural light with French doors and Juliet balcony. Kitchen area has a range of wall and base units incorporating contrasting work top, one and a half bowl sink and mixer tap, integral electric oven, hob and extractor. Integral fridge freezer and auto washer.

**BEDROOM ONE 10'10" x 9'2" (3.3m x 2.8m)**

Double bedroom.

**EN SUITE** Three piece suite comprising glazed shower cubicle, wc and hand wash basin.

**BEDROOM TWO 12'10" x 7'10" (3.9m x 2.4m)**

Double bedroom.

**BATHROOM** Three piece suite comprising bath with shower extension, wc and hand wash basin.

**EXTERIOR** The property benefits from one allocated parking space in the communal car park.

**TENURE** The property is sold leasehold with a 125 year lease from 1 December 2004, meaning there are 105 years left remaining. The service charge is £1,200 per annum which includes building insurance and the ground rent £130 pa.

Council Tax Band B

EPC - TBC

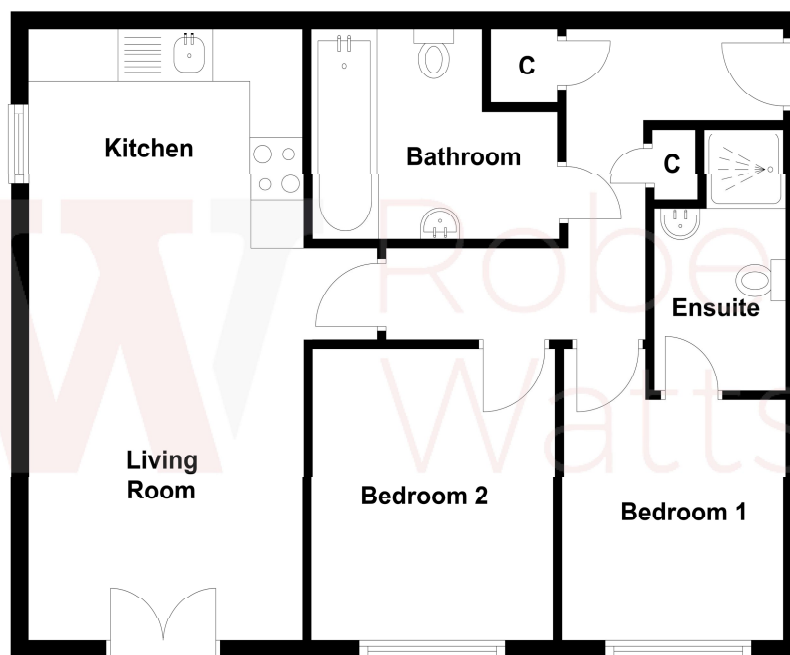
**MORTGAGES** We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.


Your home may be repossessed if you do not keep up repayments on your mortgage.




The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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