

# Peter David Properties

Residential Sales and Lettings

## The Links, Parsonage Lane Offers over £160,000



# The Links, Parsonage Lane

## Description

Peter David Properties present to the open market this extremely spacious LUXURY TWO DOUBLE BEDROOM GROUND FLOOR apartment which benefits from a corner position providing PANORAMIC VIEWS towards Clifton and Brighouse. This spacious and well presented apartment, WITH NO UPWARD CHAIN, briefly comprises: entrance hallway, modern open plan kitchen and living room, a large double master bedroom with a small dressing room and en-suite shower room, a second double bedroom and a house bathroom. The property further benefits from an ALLOCATED PARKING SPACE, visitor parking bays and communal outside space where residents sit out and enjoy the sunshine. The Links is a very secure apartment block with multiple security features including visual intercoms and CCTV in the communal areas. Ideally located within WALKING DISTANCE OF BRIGHOUSE TOWN CENTRE and all of the amenities found within, the doctors surgeries, Wellholme Park and the bus station. The property is also within easy reach of the M62 motorway network which is ideal for those needing to commute. Internal viewings are highly recommended to appreciate the space this apartment has to offer.

## Features

- No Upward Chain
- Two Double Bedrooms
- Ground Floor Apartment With Level Access
- Panoramic Views
- Within Walking Distance of Brighouse Town Centre
- Allocated Parking Space
- Communal Living Area
- EPC: C
- CCTV
- Visual Intercom

## Entrance Hallway

This luxury flat is extremely secure, there is CCTV in the car park and entrance lobby, key fob admission and a visual intercom within the apartment. The apartment door has double locks and a spyhole and leads into the hallway which benefits from a spacious storage cupboard which houses the boiler.

## Living Room 6.76m (22'2") x 4.04m (13'3")

A large living area with a window to the front and a folding triple door Juliette balcony to the side which allows lots of natural light through. The lounge area is open plan to the kitchen area.

## Kitchen 3.71m (12'2") x 2.44m (8'0")

A modern kitchen with granite work surfaces and matching wall and base units. The door and drawer fronts were all replaced in October 2018. The kitchen comprises: inset stainless steel sink with an inbuilt waste disposal unit, two integrated freezers and a large free-standing retro-style fridge, Bosch oven, Zanussi induction hob and an integrated dishwasher and integrated washing machine. With a window to the side elevation.

## Master Bedroom 4.42m (14'6") x 2.82m (9'3")

A large double bedroom with dressing room and an en-suite shower room. Further benefiting from windows to the front elevation which let in lots of natural light and views overlooking the church and town centre.

## Dressing Room 1.47m (4'10") x 1.24m (4'1")

The dressing room from the master bedroom benefits from a centre light and a John Lewis wardrobe.

## En-Suite Shower Room 2.29m (7'6") x 2.18m (7'2")

A tiled en-suite with a tiled floor comprising: large shower cubicle,

pedestal sink and WC. Also benefiting from a shaving point, a chrome heated towel rail and an extractor fan.

## Bedroom Two 3.53m (11'7") x 2.64m (8'8")

A second double bedroom which also contains a John Lewis wardrobe and has a large double window to the front elevation.

## Bathroom 2.18m (7'2") x 2.03m (6'8")

The bathroom has fully tiled walls and floor and comprises: a WC, a bath with a shower overhead and a pedestal sink. The bathroom also benefits from an extractor fan.

## External

There is amenity land located between The Links apartments and Knightsbridge Court apartments which either residents can sit out on and enjoy a glass of wine in the evening sunshine. The apartment also benefits from an allocated parking space and plenty of visitor parking bays.

## Additional Information

The well presented entrance lobby has a glazed frontage which lets the natural light pour in and a ceramic tiled floor. There is lift access and a disabled toilet. There is a large communal conservatory with elevated views to three sides of the building which all residents are able to use. The ground rent is currently £474.55 per annum and the service charge is currently £125.00 per calendar month. This ensures the communal areas are maintained and cleaned, pays for the gardener, maintains the CCTV and lifts, the car park and any other faults reported to the committee.

## Viewings

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

## Directions

From Commercial Street, turn left onto Gooder St and then at the roundabout, take the 2nd exit onto Halifax Rd/A643. At the roundabout, take the 3rd exit onto Lüdenscheid Link/A644 and turn left onto Church Ln. Turn left onto Parsonage Ln, follow the road round and turn left. You will see the sign for The Links.

## 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.

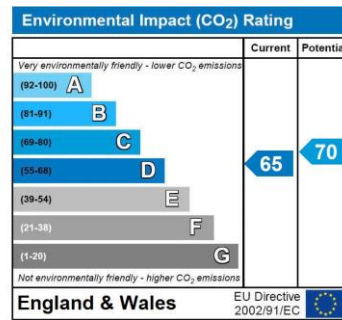
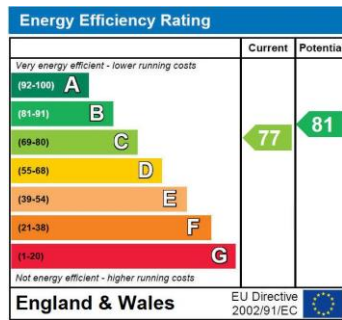
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