whitegates









Spool Court, Winding Rise, HD6

2 | 2 | 1 | EPC C

Offers Over: £100,000

Leasehold



Spool Court,
Winding Rise, HD6 4FT

2 bedrooms
2 bathrooms
1 reception room

Offers Over: £100,000

- 2 Bedrooms
- Investment
- Great location
- Parking
- Band B
- Tenant in situ

Council Tax Band: B

New to the market with Whitegates is this attractive and well-proportioned two-bedroom apartment, ideally situated in the popular and convenient location of Bailiff Bridge, Brighouse. Offering comfortable modern living, the property is ideal turn key investment with tenant in situ. Paying £750 per month.

The apartment benefits from an excellent position with a newly opened Co-op store directly on the doorstep, making everyday shopping incredibly convenient. In addition, there are regular bus routes close by and superb access to major commuting links, including nearby motorway connections, making this an ideal choice for those travelling to surrounding towns and cities.

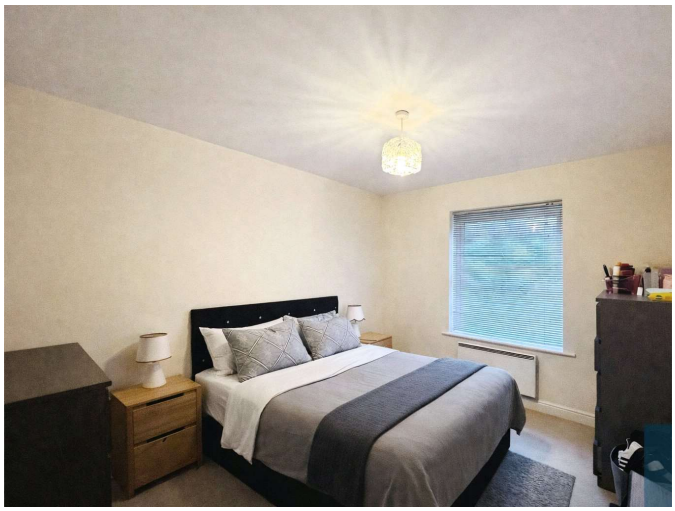
Externally, the property enjoys the added advantage of resident parking, a highly sought-after feature that provides ease and peace of mind for homeowners and visitors alike. The well-maintained communal areas further enhance the overall appeal of the development.





Internally, the accommodation is well laid out and briefly comprises a welcoming entrance hall leading into a bright and spacious open-plan living and dining area, providing an ideal space for relaxing or entertaining. The main bedroom is generously sized and benefits from a private en-suite shower room, while the second bedroom offers versatility and would be well suited as a guest room, home office, or additional bedroom. Completing the accommodation is a modern main bathroom fitted with contemporary fixtures and fittings.

This well-presented apartment would be particularly appealing to investors seeking a strong addition to their portfolio.



An internal inspection is highly recommended to fully appreciate the space, layout, and location this property has to offer.

Room Descriptions

Entrance Hall

A welcoming entrance hall providing access to all rooms, with space for coats and shoes and creating a practical first impression.

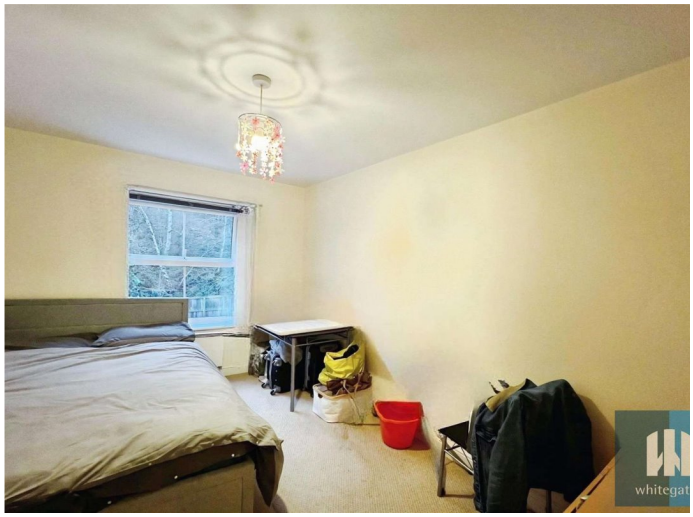


Open-Plan Living Area

A bright and spacious open-plan living, dining, and kitchen area, ideal for modern living. The room offers ample space for both relaxation and entertaining, with natural light enhancing the overall feel.

Main Bedroom

A generous double bedroom benefiting from fitted storage and a private en-suite shower room, providing a comfortable and private retreat.



En-Suite Shower Room

Fitted with a modern shower enclosure, wash basin, and WC, finished in a contemporary style.

Second Bedroom

A well-proportioned second bedroom, suitable for use as a guest room, home office, or additional bedroom.

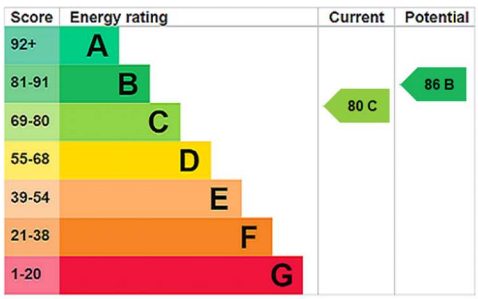


Main Bathroom

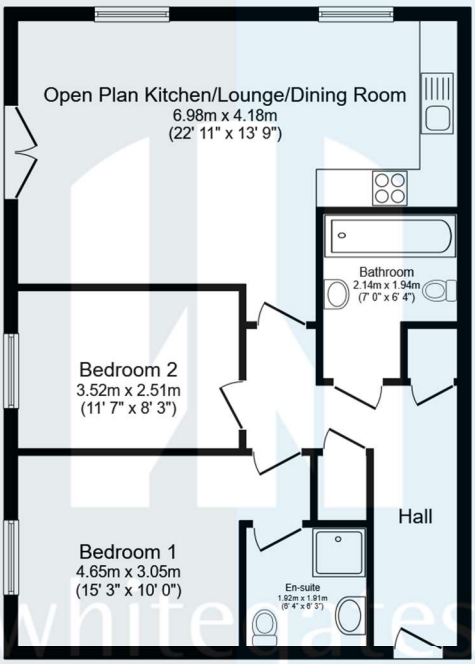
A modern bathroom fitted with a bath, wash basin, and WC, offering a clean and practical space for everyday use.

Property Information

FTTP connections. Band B council tax. Mains electric, water, and drainage. Electrics tested in 2020. Cylinder replaced in 2021. EPC C. No flood risk at property. Double glazing. Electric heating. Leasehold 104 years remaining. £2678 annual service charge. £125 annual ground rent. Allocated parking.



Apartment 24, Spool Court, Brighouse, HD6 4FT



Floor Plan

Floor area 69.4 sq.m. (747 sq.ft.)

Total floor area: 69.4 sq.m. (747 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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The Property Ombudsman