whitegates









Empire Court, Bailiff Bridge, HD6

2 | 1 | 1 | EPC To be confirmed

Asking Price: £130,000

Leasehold



Empire Court,
Bailiff Bridge, HD6 4DA

2 bedrooms
1 bathroom
1 reception room

Asking Price: £130,000

- 2 Bedrooms
- Ground Floor
- Resident Parking
- Great location
- Easy Access
- Spacious Layout

Council Tax Band: B

New to the Market is this well-presented and deceptively spacious two-bedroom ground floor apartment, ideally located within the sought-after residential area of Bailiff Bridge, Brighouse.

Occupying a convenient ground floor position, the property offers easy access and practical living accommodation throughout, making it an attractive purchase for a variety of buyers including first-time buyers, downsizers, retirees, and investors alike.

The location is one of the property's key features, offering excellent access to a wide range of local amenities. Brighouse town centre is just a short distance away and provides an excellent selection of shops, supermarkets, cafés, restaurants, and leisure facilities. Regular bus routes are within easy reach, while the surrounding road networks offer convenient connections to neighbouring towns and cities, making the property ideal for commuters.

Externally, the development benefits from well-maintained communal grounds and ample parking provisions. Residents can take advantage of dedicated parking facilities, with additional visitor spaces available for guests. Further on-street parking can also be found nearby, providing added convenience for homeowners and visitors alike.





Access to the apartment is via a secure communal entrance, where residents will find individual post boxes and well-kept communal areas. Upon entering the apartment, a welcoming entrance hall provides access to the accommodation.

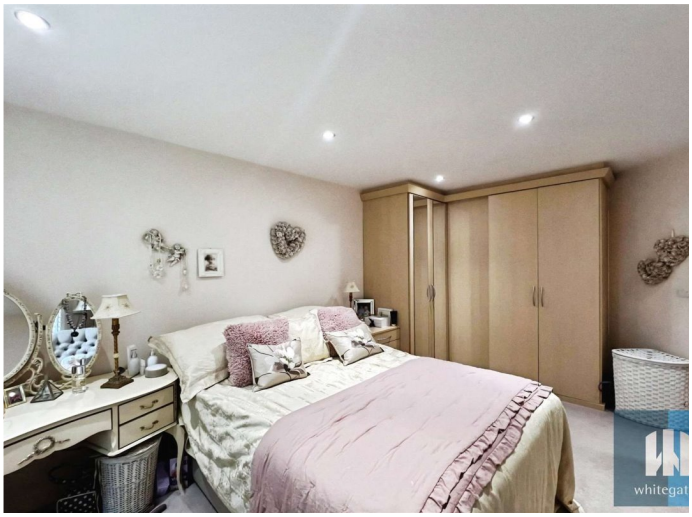
The spacious second bedroom benefits from fitted storage and is currently utilised as a dining room, demonstrating the flexibility of the living space on offer. The shower room is fitted with a three-piece suite and finished in neutral tiling, creating a bright and practical space.



The generously proportioned lounge is a particular highlight of the property, enjoying pleasant views overlooking the surrounding woodland and providing a relaxing environment for both everyday living and entertaining. The adjoining kitchen offers a functional layout with ample space for storage and food preparation.

The principal bedroom is an excellent size and benefits from fitted wardrobes, providing useful built-in storage while maintaining a spacious feel. The apartment as a whole offers an excellent amount of living space, with well-proportioned rooms throughout.

The property is electric throughout and presents an exciting opportunity for a purchaser to modernise or personalise to their own tastes and requirements. With its desirable ground floor position, spacious accommodation, attractive outlook, and convenient location, this apartment represents an excellent opportunity to acquire a comfortable and versatile home.



Early viewing is highly recommended to fully appreciate the size, setting, and potential this property has to offer.

Entrance Hall

A welcoming entrance hall providing access to the principal accommodation. Benefiting from useful storage space and offering a practical introduction to the apartment.



Lounge

A spacious and light-filled reception room enjoying pleasant views overlooking the surrounding woodland. Offering ample space for both living and dining furniture, this comfortable room provides an ideal setting for relaxation and entertaining.

Kitchen

Fitted with a range of wall and base units with complementary work surfaces incorporating a sink and drainer. The kitchen offers space for appliances and provides a practical layout for everyday cooking and meal preparation.



Bedroom One

A generous double bedroom benefiting from fitted wardrobes, providing excellent storage solutions. The room offers ample space for additional bedroom furniture and enjoys a pleasant outlook.

Bedroom Two

A versatile second room currently utilised as a dining room but equally suitable as a bedroom, home office, hobby room, or guest accommodation. Benefiting from fitted storage and offering flexibility to suit a variety of lifestyles.

Shower Room

Fitted with a three-piece suite comprising a shower enclosure, wash hand basin, and low-flush WC. Finished with neutral wall tiling and designed to provide a bright and practical space.

Property Information

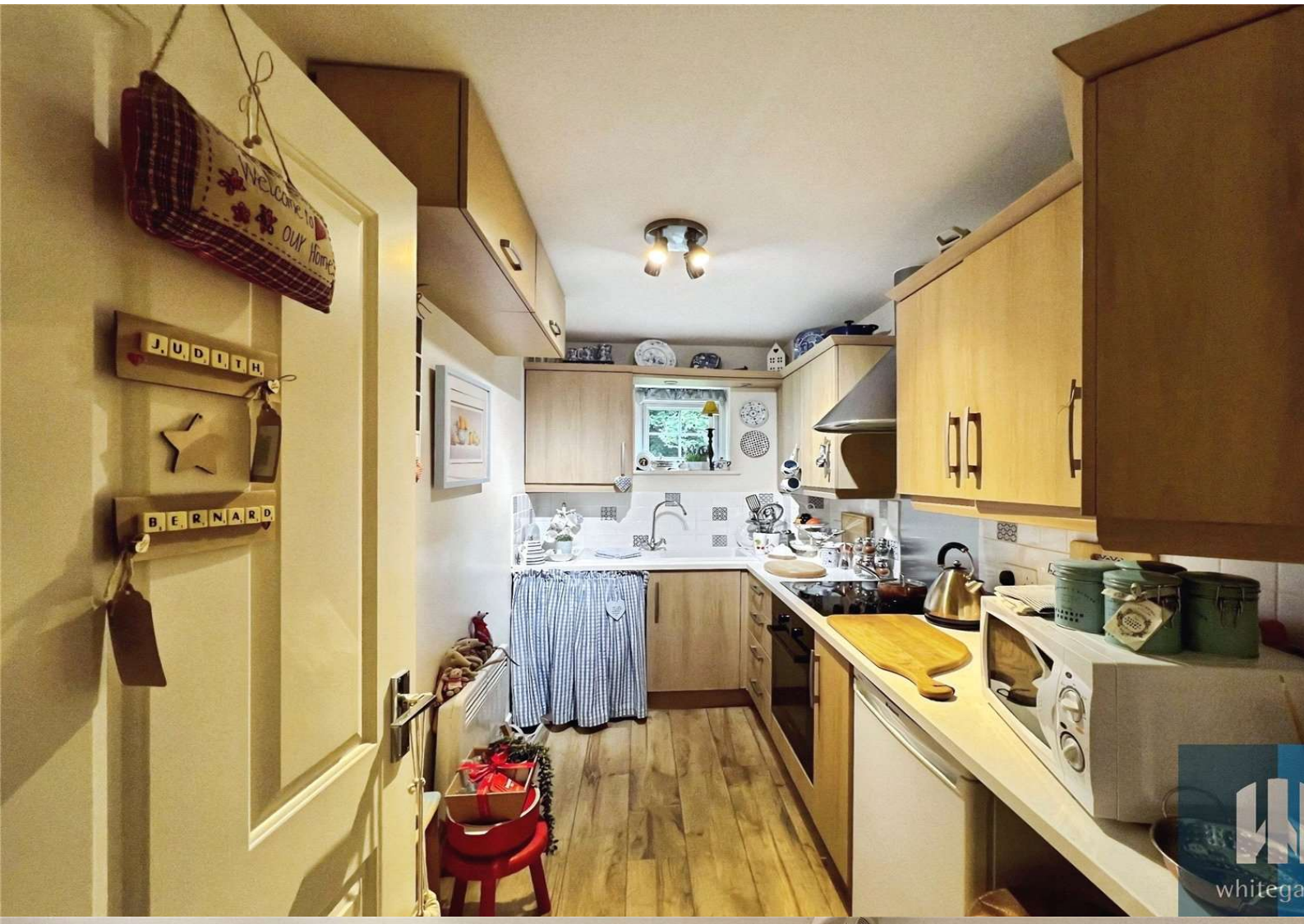
Leasehold. 135 years remaining. £300.28 annual ground rent. £2240 yearly service charge payable half yearly. Mains electric, water, and drainage. Landline connection.










Welcome to
our Home
JUDITH
BERNARD











16 Empire Court, Bailiff Bridge



Floor Plan

Total floor area: 72.4 sq.m. (779 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman