

# Peter David

# Properties Ltd

Residential Sales and Lettings



## Madison Gardens Hartshead Court

Liversedge, Liversedge, WF15 8FG

Price Guide £240,000



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(LAST FEW NOW REMAINING) \*\*SHOW HOME NOW AVAILABLE\*\* Part Exchange Considered!

Offered for sale in the sought after, village location of Hartshead are a range of LUXURIOUS TWO BEDROOM APARTMENTS, ranging from ground floor to penthouse, which have all been finished to a very HIGH STANDARD with BESPOKE SPECIFICATIONS. Benefiting from SECURE GATED ACCESS, allocated PARKING facilities, and a VIDEO INTERCOM SYSTEM, these apartments are perfectly suited for the over 55s.

Briefly, each apartment comprises: a private hallway, an open plan dining kitchen which extends to the living room, two double bedrooms, a walk-in wardrobe to the master bedroom, a bathroom with a four piece suite and a useful storage cupboard. These bespoke apartments are immaculately designed, and can be TAILORED TO SUIT INDIVIDUAL NEEDS which options to change or upgrade: the kitchen, the floor coverings, the fitted furniture to the walk-in wardrobe and the bath.

These luxury apartments are set in a RURAL location, with far reaching views and wonderful scenery. Further benefiting from its EASY ACCESS to Willow Valley Golf Course, local pubs including The Gray Ox and The Black Horse Inn at Clifton, and transportation links which provide access to Brighouse, Cleckheaton and further afield.

### Communal Entrance

The communal entrance is well lit with sensory lighting. There is a wide staircase providing easy access to the first floor and penthouse apartments.

### Entrance Hallway

The entrance hallway has a spotlight ceiling and wall lighting. This apartment has Amtico flooring (which can be selected on preference). Benefiting from a secure Videx video intercom system.

### Kitchen Diner

A modern fitted kitchen with a NEFF Slide and Hide touch screen double oven with a microwave, a NEFF four ring

induction hob, and a wine cooler. Further benefiting from the following integral appliances: a fridge freezer, a washer dryer, and a dishwasher. The kitchen has been immaculately designed with granite work surfaces, soft close wall and base units with pull out storage, and a Quooker tap.

### Living Room

An open plan spacious living room with an electric fire, wall space for a recessed television, and windows to the front aspect. Further benefiting from a spotlight ceiling and wall downlighting.

### Storage

Useful large storage cupboard housing an electric boiler, the fuse box, and a water tank.

### Bedroom One

A large double bedroom with a spotlight ceiling and French doors. The master also benefits from a large walk in wardrobe with sensor light, and soft close furniture (which can be personally selected).

### Bedroom Two

A second double bedroom, with fitted wardrobes and a spotlight ceiling. With a window to the rear aspect with views over the communal gardens.

### Bathroom

A four piece bathroom suite which comprises of: a WC with a soft close seat, a semi pedestal hand basin in vanity, a large walk in shower with a waterfall shower head and a hand held shower head, and a free standing bath (which has optional upgrades). Further benefiting from a chrome heated towel rail, a shaver point, Nuance wall panel tiling, and an extractor fan. Window to the side aspect.

### External

The gardens are landscaped, with the advantage of a pond. There is one allocated parking space in the gated car park, as well as visitor parking.

### Additional

- 999 year lease.
- £81.67 service charge per calendar month which includes:

buildings insurance, garden maintenance, window and gutter cleaning, cleaning of communal areas.

- electric charging points
- secure electric gated access
- video intercom system
- USB charging points
- Underfloor heating throughout

### Viewings

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

### Directions

For Satnav please use the postcode WF15 5FG.

### 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.

### DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

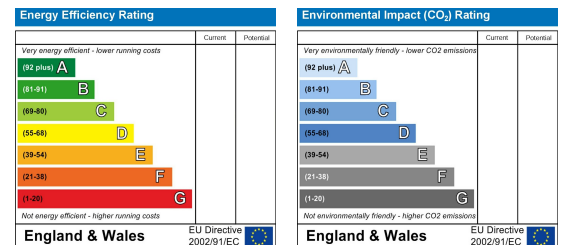


First floor

## 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.

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