



Spindle Spur, Bailiff Bridge, Brighouse, HD6 4FY

 4  2

£335,000 Asking Price

Book a viewing: 01484 556030

Specification

Decoration Finish

White doors with Chrome ironmongery White Satin paint to woodwork Flat white finish to ceilings
White emulsion to walls

Kitchen

Range of Wall and base units with integrated appliances to include 70/30 fridge freezer, full size dishwasher, electric oven, electric hob with extractor over. Space and plumbing for a washing machine. Bay window providing a dining area.

Bathroom

Bathroom is complimented by part tiled walls in marble effect tiles. An L shape shower bath with a thermostatic bar shower over with a rainfall shower head and a low level shower hose for bath use. Vanity unit as standard with a white wash basin and a close coupled toilet. Chrome taps & fittings along with a chrome heated Towel Radiator. Double glazed window.

En-suite Shower Room

The en-suite shower room is again complimented by part tiled walls in marble effect tiles. A walk-in shower tray with glass screens and a twin head thermostatic bar shower over. Vanity unit as standard with a white wash basin and a close coupled toilet. Chrome taps & fittings along with a chrome heated Towel Radiator. Velux window.

Heating & Insulation

Combination boiler providing central radiators throughout. Mains operated smoke detectors & heat alarm fitted in the kitchen. Cavity wall and loft insulation in line with current building regulations.

Electrical

White power points and light switches throughout. TV and ethernet socket to top floor bedrooms. TV and ethernet Socket to lounge. BT master socket under stairs. BT Open Reach fibre to the property broadband. External power point EV Car Charger (Where Applicable)

External Features

Access into the property is via an external secure composite front door PVCu double glazed windows. Low maintenance PVCu fascia's and soffits.

Gardens

Enclosed rear garden with an Indian stone flagged patio area & paths to the front and side of the properties. Front and Rear external lights. Off-street parking for two cars.

Agents Notes

Please see the developers brochure by clicking on the brochure tab.

Tenure

Information obtained from the land registry, the property is: FREEHOLD

Council Tax

According to the local government website the current council tax band is: D is expected but this is yet to be confirmed by the Valuation Office

Energy Performance Certificate

We are expecting an Energy Rating of B - This is yet to be confirmed

Viewings

By prior appointment with McField Residential

Property Information Questionnaire

The vendor has completed a property information questionnaire which is available upon request or it can be provided on request.

Buyer Identity Checks

As with all Estate Agents, McField Residential is subject to the Anti Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. This means we are required by law to know our customer and obtain and hold identification and proof of address documents for all customers. Additionally, we are also required to establish whether there are any beneficial owners on whose behalf the transaction or activity is taking place, hence, we would request you to identify anyone who you would consider to be a beneficial owner. Where appropriate, the source or destination of funds may also be requested. Without this information we will be unable to proceed with any work on your behalf. To comply, we charge a one off £18 inclusive of VAT fee for checking all buyers, sellers and beneficiaries, we appreciate your full cooperation.

Agent Disclaimer

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TOTAL FLOOR AREA: 1222 sq ft (113.5 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the Developer's contained here, measurements of floor, window, room and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
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