Peter David Properties Ltd

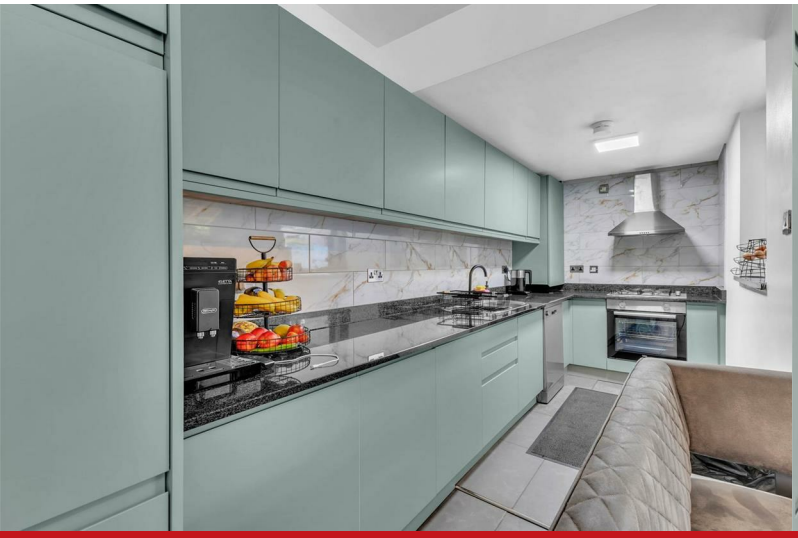
Residential Sales and Lettings

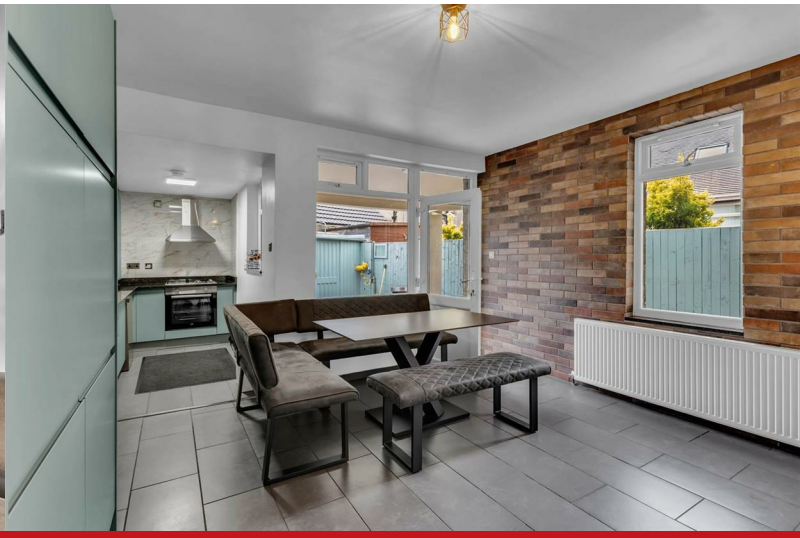


Maurice Avenue,

£340,000

3 1 2 D









This extended semi-detached family home offers modern, ready-to-move-into accommodation in a highly sought-after residential location, close to excellent local amenities, well-regarded schools and transport links.

The property is entered via an entrance porch, providing a welcoming introduction to the home and useful additional storage space. Inside, the accommodation briefly comprises a spacious lounge, a modern dining kitchen ideal for family living and entertaining, well-proportioned living spaces throughout.

To the first floor are three double bedrooms, offering excellent flexibility for growing families, home working or guest accommodation. A separate WC and a stylish house bathroom provide added convenience.

Externally, the property benefits from off-road parking to the front, while to the rear is a private enclosed garden featuring a tiled patio area, creating an ideal space for outdoor dining, entertaining and relaxation.

Ideally positioned within easy reach of local amenities, the property is close to popular schools including Brighouse High School and St Andrew's Infant School. Brighouse town centre is easily accessible, offering a range of shops, restaurants and leisure facilities, whilst excellent links to the M62 motorway network make commuting to Leeds, Manchester and surrounding areas straightforward.

Early viewing is highly recommended to fully appreciate the space, presentation and convenient location this superb family home has to offer.

- EXTENDED SEMI-DETACHED HOME
- MODERN & READY TO MOVE INTO
- THREE DOUBLE BEDROOMS
- SPACIOUS LOUNGE & DINING KITCHEN
- OFF-ROAD PARKING & ENCLOSED GARDEN
- CLOSE TO SCHOOLS, BRIGHOUSE & M62 LINKS
- EPC RATING - D
- COUNCIL TAX BAND - B

Accommodation

Entrance porch
4'0" x 5'0" (1.22 x 1.54)

Lounge
19'8" x 22'6" (6.01 x 6.88)

Dining Kitchen
22'5" x 14'0" (6.84 x 4.28)

First floor

Bedroom one
11'10" x 14'0" (3.61 x 4.29)

Bedroom two
9'11" x 14'1" (3.04 x 4.30)

Bedroom three
9'11" x 12'0" (3.03 x 3.66)

Bathroom
8'1" x 7'6" (2.48 x 2.31)

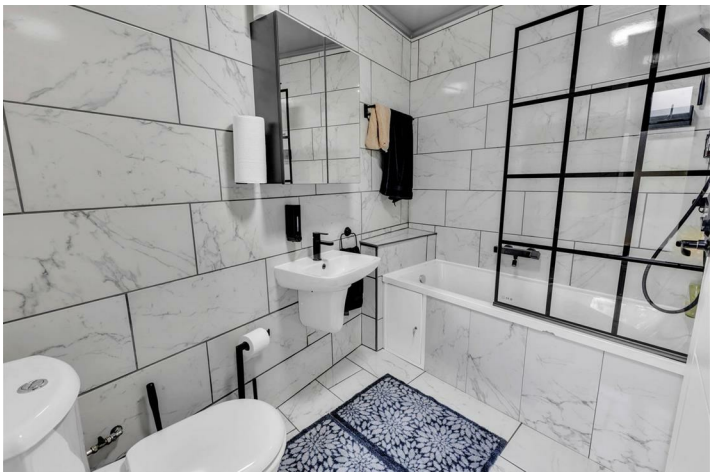
WC
2'6" x 6'9" (0.77 x 2.07)

Directions
Please use post code HD6 2ER for sat nav directions.

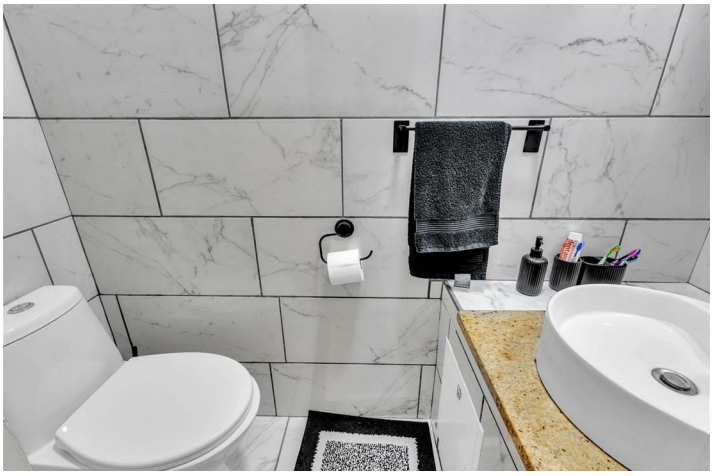
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1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
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



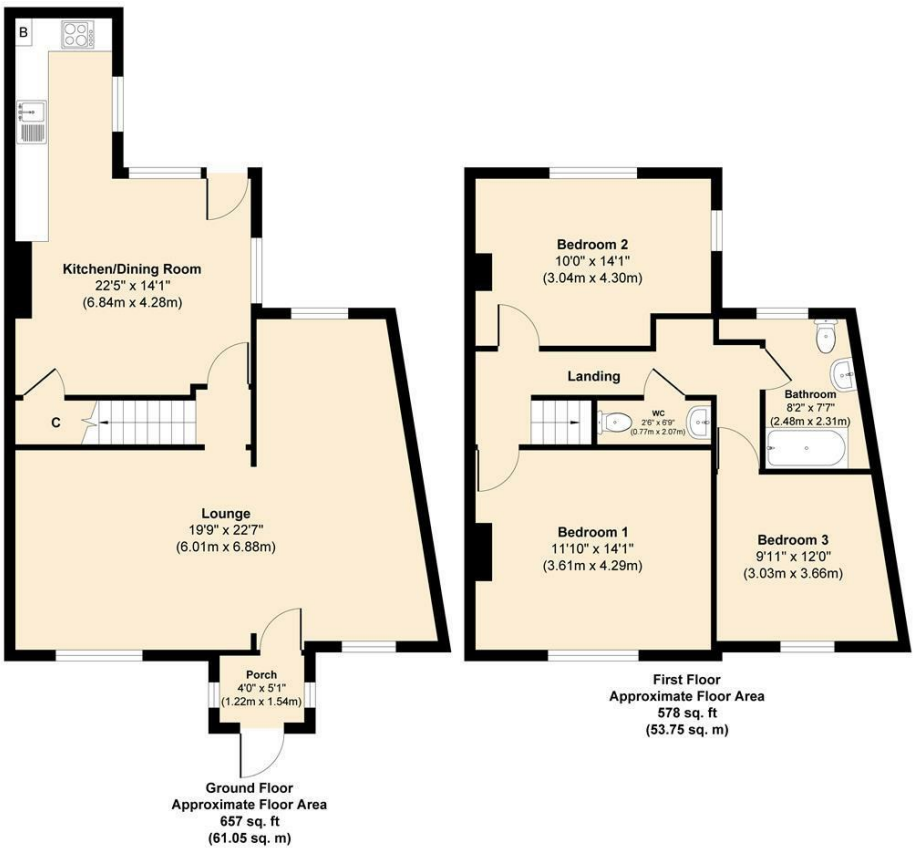
Hybrid Map



Terrain Map



Floor Plan



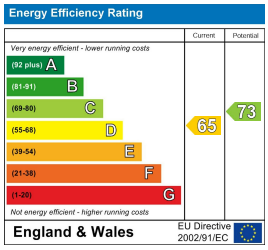
Approx. Gross Internal Floor Area 1,235 sq. ft / 114.80 sq. m.

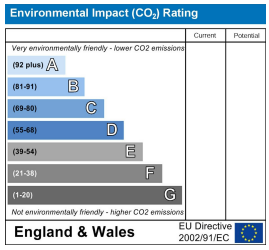
Illustration for identification purposes only, measurements are approximate and not to scale, unauthorised reproduction is prohibited.

Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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