



## 5 Brownroyd Road

Honley, Holmfirth, HD9 6HN

Offers in the region of £295,000



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## Entrance Hallway

Enter the property through a PVCu door with glass panelling. Access to the living room, kitchen diner and second bedroom.

## Living Room

A spacious living room with a stone hearth and gas fire. Benefiting from a PVCu window to the front aspect.

## Kitchen / Diner

To the rear of the property is this L shaped kitchen/diner which is part carpeted and part laminate. There are matching wall and base units, laminate work surfaces with tiled splashback. Integrated appliances comprise of; a stainless steel sink and drainer, a gas oven and hob and plumbing for a washing machine. Benefiting from a PVCu window to the side aspect, a second PVCu window to the rear and a PVCu door leading out to the conservatory. There is ample space for a dining table.

## Conservatory

A useful conservatory with carpeted flooring to the rear of the property.

## Bedroom One

A double bedroom benefiting from fitted wardrobes and a PVCu window to the rear.

## Bedroom Two

A double bedroom benefiting from fitted wardrobes and a chest of drawers. PVCu window to the front aspect.

## House Bathroom

A house bathroom with laminate flooring. Comprising of; a WC, a wash basin and a large walk in shower with

sliding glass doors. Benefiting from a chrome towel rail and a privacy window to the side aspect.

## Exterior

To the rear of the property is a tiered garden with a patio area. The exterior also benefits from a garage. To the side of the property is a tarmac driveway with parking for two cars. To the front of the property is a tiered garden with a gravelled area and herbaceous plants.

## Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris 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



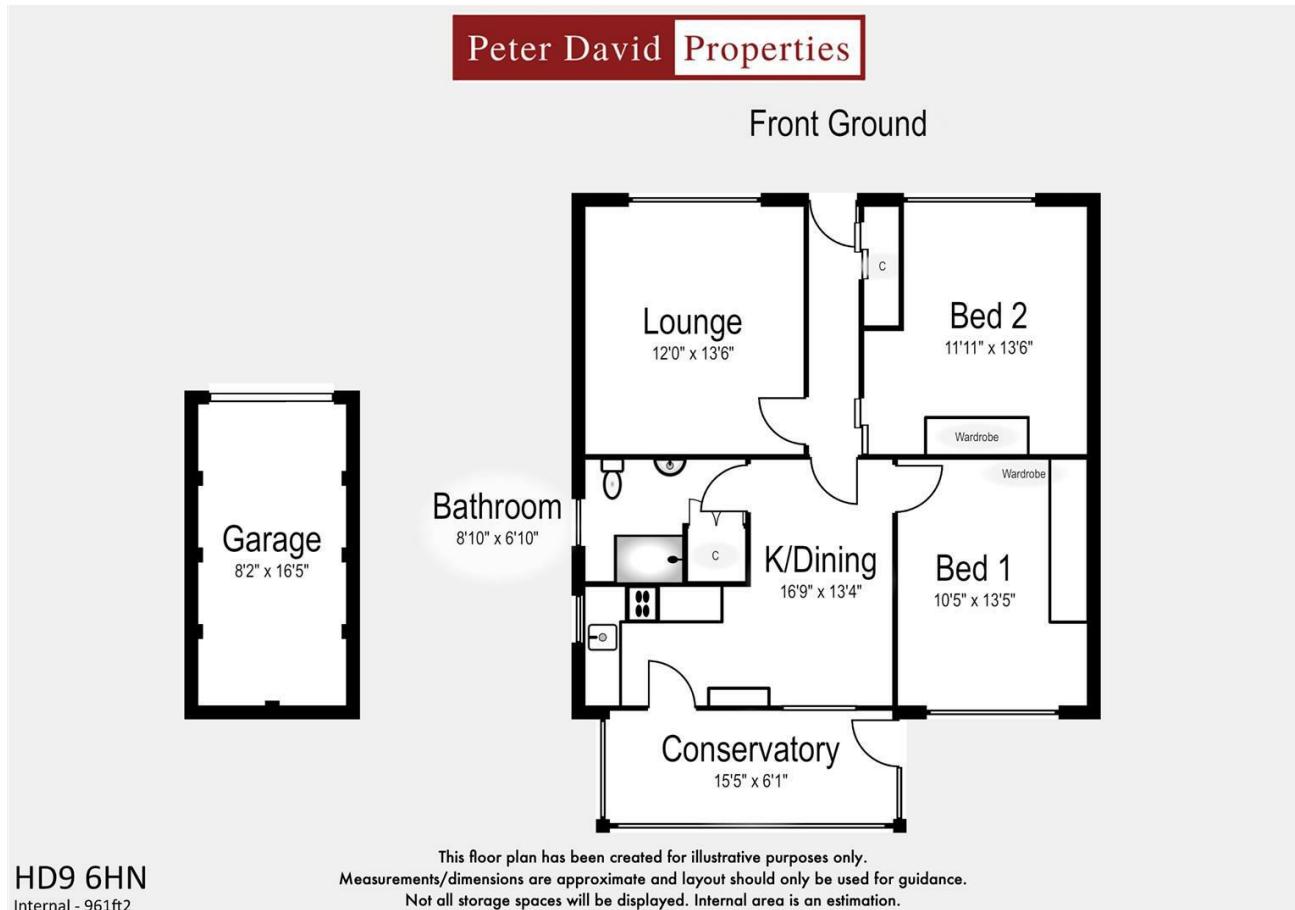
## Hybrid Map



## Terrain Map



## Floor Plan



This floor plan has been created for illustrative purposes only.

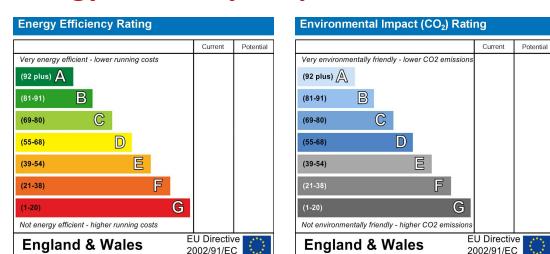
Measurements/dimensions are approximate and layout should only be used for guidance.

Not all storage spaces will be displayed. Internal area is an estimation.

## Viewing

Please contact us on 01484 817299 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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