Peter David Properties Ltd

Residential Sales and Lettings

# 132 Dewsbury Road

Elland Upper Edge, Brighouse, HD6 3QD

**Offers in the region of £250,000**

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### Entrance Hallway
Enter the property via a composite front door into a spacious entrance hallway providing access to the living room, kitchen/diner, cellar and with stairs rising to the first floor. Laminate wooden flooring flows throughout.

### Living Room
A well appointed living room with a large PVCu window to the front aspect allowing plenty of natural light. A gas fire with a black granite hearth and wooden surround provides an attractive focal point. A neutral carpet flows throughout and there are a number of original features including a decorative ceiling rose and coving.

### Kitchen/Diner
This kitchen/diner is set at the rear of the property and features matching cream wall and base units, brown marble worktops and glass paneling surrounding the range cooker. Integrated appliances comprise of; a dishwasher, a range cooker with electric hob top and an extractor fan. There is also space for a large American style fridge/freezer and an integral stainless steel sink and drainer. Laminate flooring flows throughout and there is ample space for a dining table. PVCu double doors lead out into the rear garden and offer far-reaching views across the valley.

### Utility Room
A useful utility room benefiting from matching cream wall and base units, wooden effect laminate worktops and a stainless steel sink and drainer. There is plumbing for a washing machine and space for an additional appliance. Laminate flooring flows throughout and there is a PVCu door leading to the rear garden.

### Cellar
Located off the entrance hallway is a small cloakroom leading to the cellar. The cellar features two rooms which could be converted and utilised (subject to the relevant permissions) and has a PVCu window to the front aspect.

### Landing
A spacious, carpeted landing providing access to all bedrooms and the house bathroom. There is a PVCu window to the side aspect and a loft hatch leading to a partially boarded loft space.

### Bedroom One
A large, double bedroom benefiting from fitted furniture including a wardrobe with sliding doors, two bedside units and drawers to the alcove. A PVCu window to the rear aspect offers splendid views across the valley. The bedroom also features a cast iron fireplace and a brown carpet.

### Bedroom Two
A second double bedroom with a PVCu window to the front elevation. A grey carpet flows throughout and there is a cast iron fireplace to the chimney breast.

### Bedroom Three
A single bedroom with a PVCu window to the front aspect and a pink carpet.

### Bathroom
A fully tiled bathroom with a PVCu privacy window to the rear. The bathroom comprises; a WC, a wash basin in a vanity unit with drawers and a t-shaped bath with overhead shower. There is a fitted white wall cabinet and a designer, grey radiator to the wall. Laminate flooring flows throughout.

## Exterior

Externally this property benefits from a gated, tarmac driveway to the front and side providing off-road parking for three cars. To the rear is a pleasant lawn with a patio area offering views over the adjoining field and across the valley.

## 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

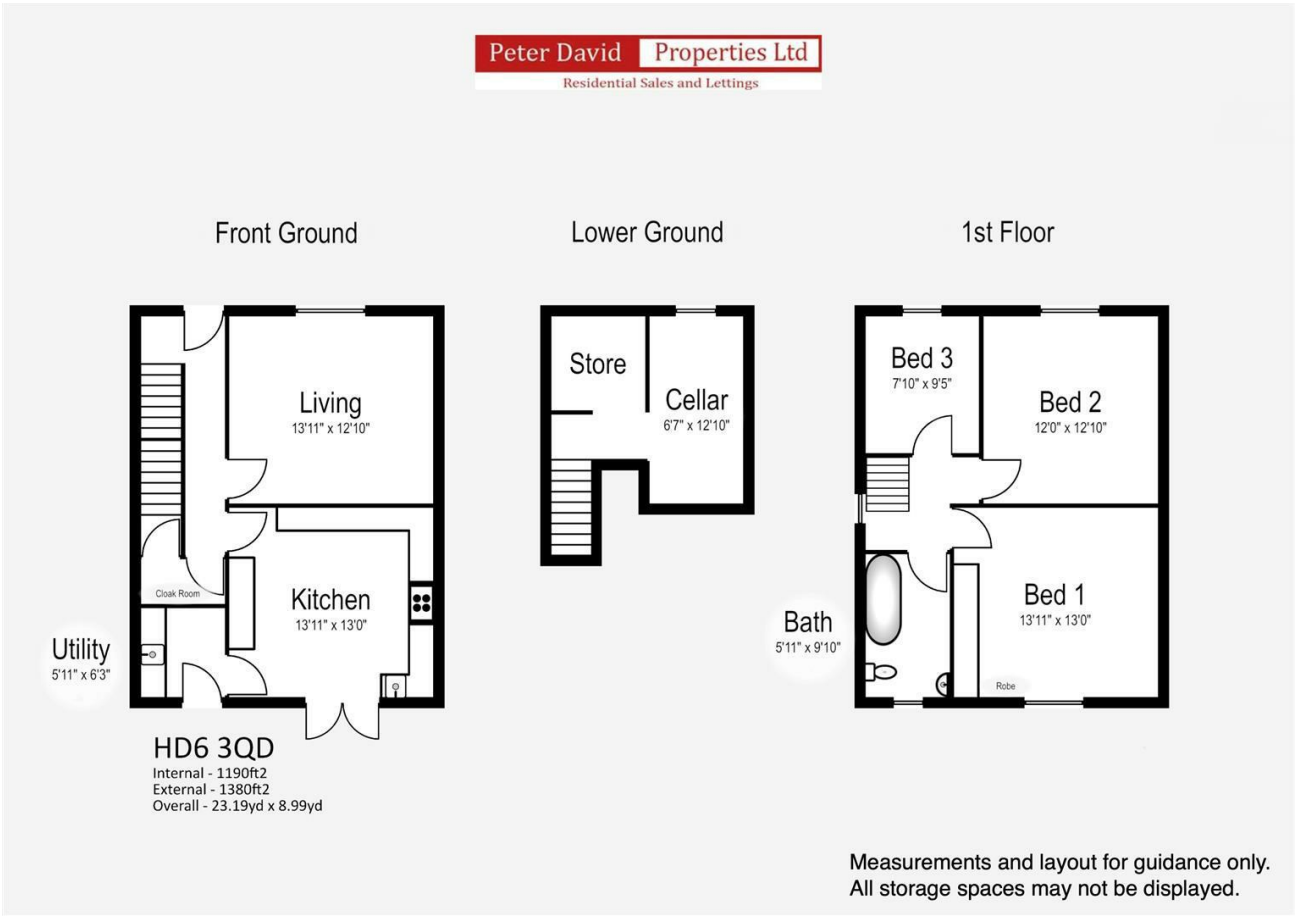
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

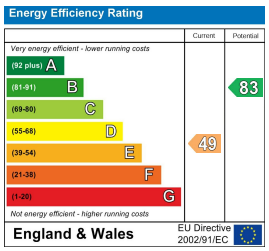
## Floor Plan

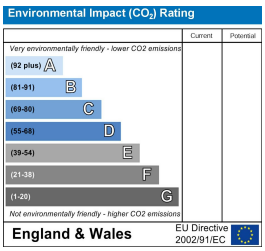



## Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

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