



10 Newbury Road

Brighouse, HD6 3PG

£250,000



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Nestled in a tranquil cul-de-sac on Newbury Road, Brighouse, this charming semi-detached house presents an ideal opportunity for families seeking a spacious and welcoming home. With three well-proportioned bedrooms and three inviting reception rooms, this property offers ample space for both relaxation and entertaining.

The heart of the home is undoubtedly the delightful orangery at the rear, which overlooks the garden and provides a bright and airy space for family gatherings or quiet evenings. The gardens, both front and rear, are perfect for children to play in or for adults to enjoy a peaceful moment outdoors. Additionally, the property boasts a driveway and a garage, providing convenient parking for multiple vehicles.

This residence is ideally situated close to local schools, amenities, and transport links, making it a practical choice for families. The property is offered to the market with no onward chain.

In summary, this semi-detached house on Newbury Road is a perfect fit for growing families, offering both comfort and convenience in a desirable location. Do not miss the chance to make this lovely property your new home.

Entrance Hallway

Leading in from the front of the home and providing access to the living room and kitchen.

Living Room

Overlooking the front of the home with an electric feature fireplace as the focal point. A red colour scheme gives a sense of warmth and sophistication.

Dining Room

Semi open plan to the living room, the dining room provides a second reception area overlooking the orangery and continuing with a red feature wall.

Orangery

Overlooking the rear garden, the orangery has a fixed roof with ceiling spotlights which has been updated in recent years. With integrated blinds and French doors leading out onto the patio and a white and grey colour scheme, the orangery is a valuable addition to the home.

Kitchen

With wooden base and wall units, the kitchen has an oven with gas hob, a washing machine, fridge and a stainless steel sink and drainer. The kitchen overlooks the rear garden and has a stable door opening onto the driveway at the side. There is also a useful under stairs storage cupboard providing additional storage space.

Bedroom One

A double bedroom overlooking the front of the property with built in wardrobes

Bedroom Two

A second double bedroom overlooking the rear aspect of the home.

Bedroom Three

A well sized single bedroom overlooking the front aspect of the property.

Bathroom

A spacious four-piece bathroom suite with a shower, bath tub, hand basin and w/c.

Garage

Ideal for parking and storage with an electrical and lighting supply. A red up and over door leads onto the driveway and there is a window to the side aspect.

Directions

For Satnav please use the postcode HD6 3PG

Viewings

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

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.

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Road Map



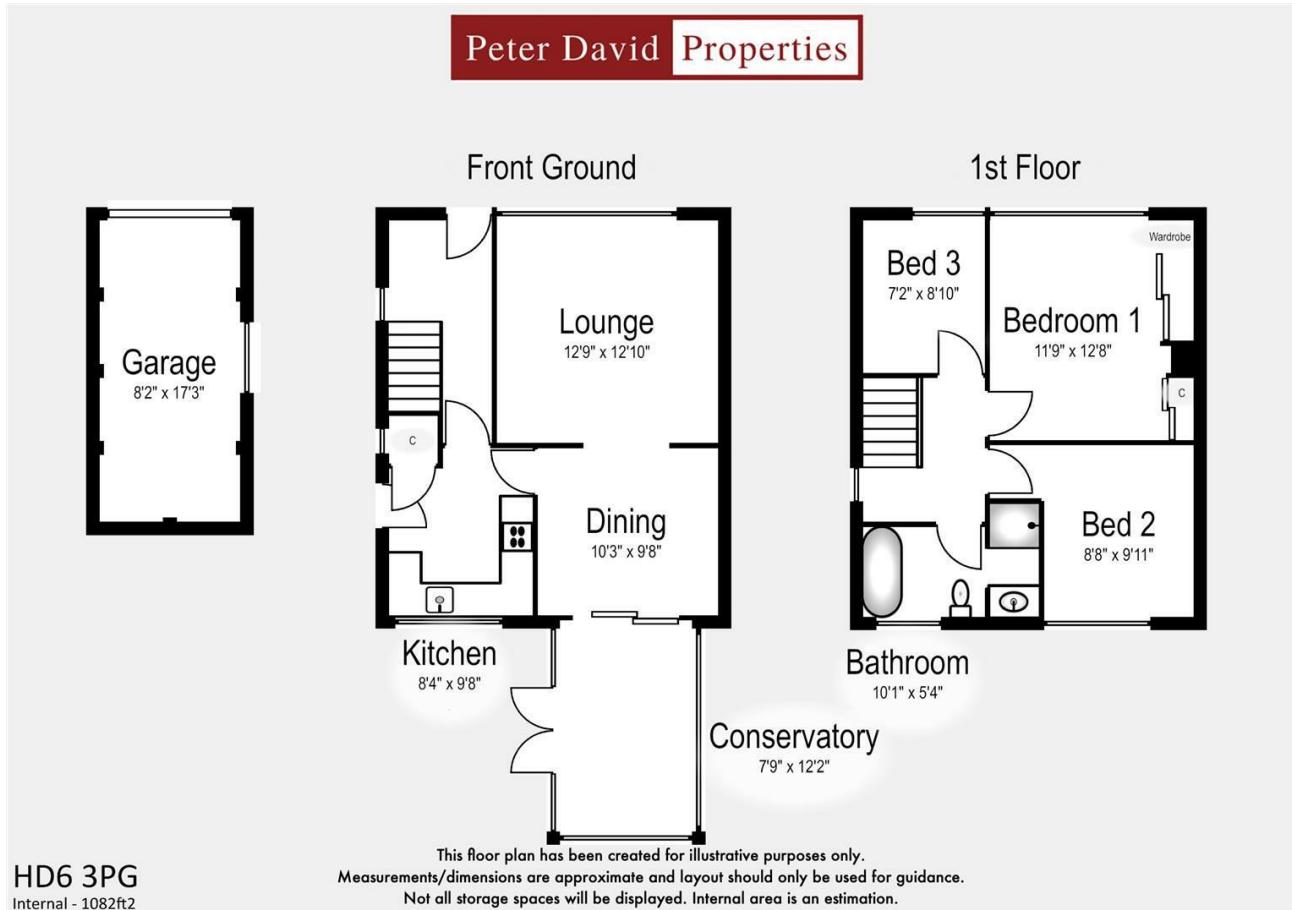
Hybrid Map



Terrain Map



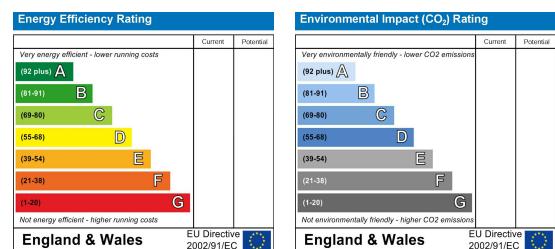
Floor Plan



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



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