

# Peter David

# Properties Ltd

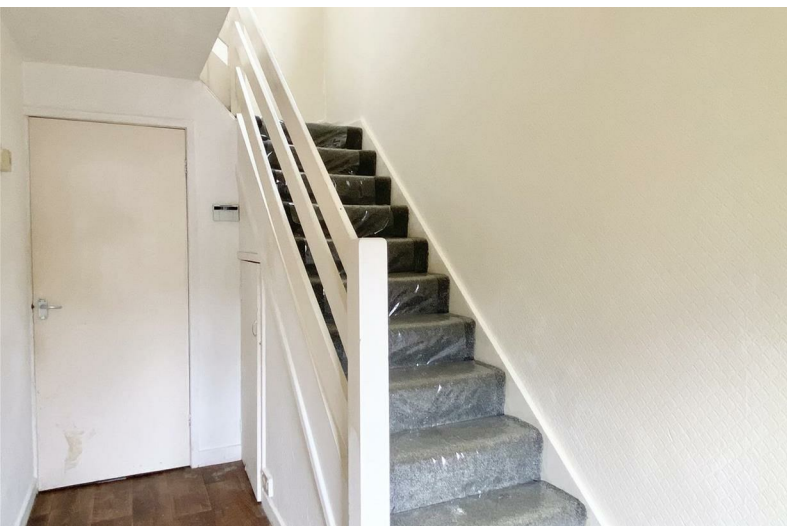
Residential Sales and Lettings



## 6 Chapel Street

Brighouse, HD6 2PN

£175,000



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Hove Edge, Brighouse, HD6 2PN

**£175,000**



Nestled in a tranquil cul-de-sac on Chapel Street, Brighouse, this three-bedroom semi-detached house presents an excellent opportunity for first-time buyers and investors alike. With a competitive price point, this property is a perfect blank canvas, inviting you to unleash your creativity and transform it into a long-term family home.

The residence boasts a spacious reception room, ideal for both relaxation and entertaining. The three well-proportioned bedrooms offer ample space for family living, while the bathroom provides essential facilities. Outside, you will find your own gardens, a driveway, and a detached garage, adding to the convenience and appeal of this delightful home.

Situated close to local schools and amenities, this property is perfectly positioned for families seeking a community-oriented environment. The absence of an onward chain ensures a smooth and efficient purchasing process, allowing you to settle in without delay.

This semi-detached house is not just a property; it is a canvas for your future. With a little modernisation, it can become the ideal family haven you have always dreamed of. Don't miss out on this fantastic opportunity to create your perfect home in Hove Edge, Brighouse.

## Entrance Hallway

The entrance hall leads in from the front of the home and provides access into the living room and kitchen. There is handy understairs storage space and access up to the first floor accommodation.

## Living Room

**12'5" x 11'9" (3.8m x 3.6m )**

Overlooking the front aspect of the home, the living room has a feature fireplace as the focal point and an opening into the dining room providing a semi open plan feel.

## Kitchen

**9'10" x 8'6" (3.0m x 2.6m )**

With wooden base and wall units, the kitchen features an oven and hob, sink and drainer as well as space for a washing machine and dishwasher. There is an external door to the side of the home providing access to the driveway and rear garden.

## Dining Area

**10'5" x 9'2" (3.2m x 2.8m )**

Open plan to the kitchen, the dining area overlooks the rear garden with a light and neutral colour scheme.

## Bedroom One

**10'9" x 10'5" (3.3m x 3.2m)**

A double bedroom to the front aspect with fitted wardrobes providing ample storage space.

## Bedroom Two

**10'5" x 9'6" (3.2m x 2.9m )**

A double bedroom to the rear of the home overlooking the garden.

## Bedroom Three

**7'10" x 6'6" (2.4m x 2.0m)**

A single bedroom to the front aspect of the property.

## Bathroom

Part tiled with a bath tub, over bath shower and hand basin.

## W/C

A separate w/c located next to the bathroom.

## Garage

A detached garage to the rear of the home accessed via the gated driveway.

## External

Set within a corner plot, the home has a lawned garden to the front with a driveway extending down the side of the home. To the rear is a garage and a private rear garden with a patio and gravelled area.

## Directions

For Satnav please use the postcode HD6 2PN

## 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.

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 WHATSOEVER IN RELATION TO THIS PROPERTY.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

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GROUND FLOOR

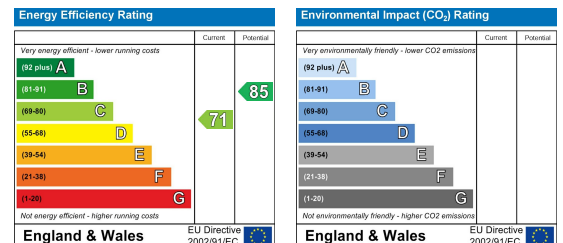
1ST FLOOR

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 719191 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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