

Peter David

Properties Ltd

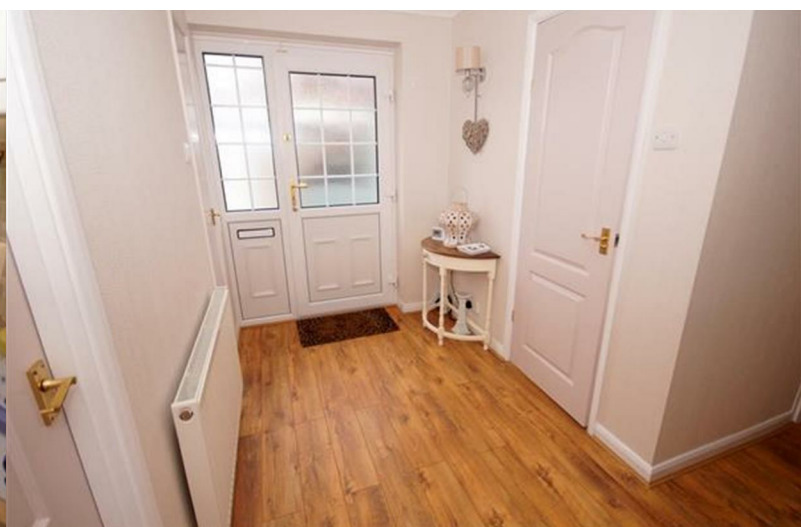
Residential Sales and Lettings



32 Ashlea Avenue

Brighouse, HD6 3SR

Asking Price £250,000



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A charming true bungalow that offers not just one, but two double bedrooms, making it ideal for a small family or those who enjoy having extra space.

Situated close to Brighouse town centre, you'll have easy access to all the amenities you could need, from shops to restaurants. The addition of a conservatory is a lovely touch, providing a bright and airy space to relax and unwind.

Ready to move into, this bungalow offers a hassle-free transition to your new home. Externally, the property shines with a well-maintained gardens, a convenient driveway, and a garage - perfect for storing your car or outdoor equipment.

*** This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. ***

Entrance Hallway

10'2" x 9'5" (3.10 x 2.87)

A welcoming hallway with oak flooring, neutral decor and a useful storage cupboard for shoes, which also houses the boiler. Featuring a loft hatch.

Kitchen

9'5" x 9'4" (2.87 x 2.84)

This modern kitchen has cream wall and base units, wood work surfaces and tiled, wood-effect, flooring. There are cream metro-tiled splashbacks, an inset sink and drainer and a window to the rear garden. There are integral appliances, including: a washing machine, a fridge, an oven and a microwave. There is plinth lighting and a spotlight ceiling.

Bathroom

6'3" x 5'3" (1.90 (1.91) x 1.60)

A fully tiled shower room with a wall-mounted, heated chrome towel rail, a spotlight ceiling and a window to the side aspect. Featuring a large shower cubicle, a WC and a hand basin, with fitted drawers below.

Master Bedroom

12'11" x 10'3" (3.94 x 3.12)

A large front-facing bedroom with fitted sliding wardrobes.

Bedroom Two

11'4" x 9'6" (3.45 x 2.90)

A second double bedroom with a window to the front aspect. With fitted wardrobes, benefiting from mirrored sliding doors.

Living Room

15'11" x 11'3" (4.85 x 3.43)

A large living room, which has sliding doors to the conservatory allowing lots of natural light. With wall lights.

Conservatory

10'2" x 7'5" (3.10 x 2.26)

Accessed from the living room, the conservatory is currently used as a dining room. With direct access to the patio area, the conservatory offers pleasant views of the garden.

External

To the front of the property there is a large driveway, providing off road parking for three cars. There is a detached garage and a separate storage shed. To the rear of the property there is a patio and well-maintained gardens which are very private.

Viewing

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.

Directions

For Satnav please use the postcode HD6 3SR.

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



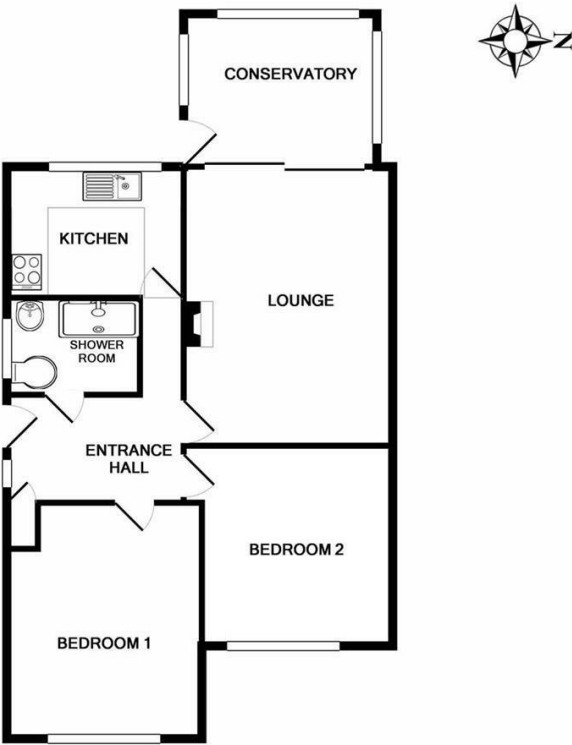
Hybrid Map



Terrain Map



Floor Plan

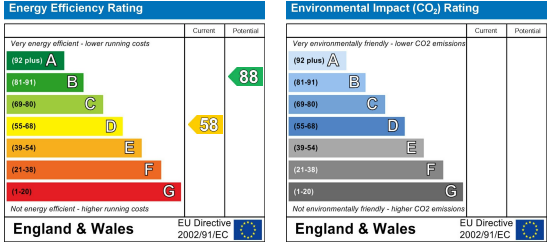


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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



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.