



### 7 Cornwall Crescent

Brighouse, HD6 4DS

Offers In The Region Of £229,000



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A rare opportunity to purchase a TRUE BUNGALOW in the popular area of Bailiff Bridge, just minutes from Brighouse town centre and the amenities within. The property is very well-presented throughout and internally comprises: an entrance hallway, a kitchen, a living room, two bedrooms and a bathroom. There is a DETACHED SINGLE GARAGE and pleasant, low-maintenance GARDENS to the front and rear. The property is located within easy access of local bus routes, schools and the M62 network, perfect for those needing to commute further afield. The property is likely to be popular - book your viewing today!

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

Providing access through the front door, the entrance hallway has a storage cupboard and access to the loft.

#### Kitchen

A modern kitchen with neutral wall and base units, and integral appliances including: a microwave, an oven and an electric hob with overhead extractor. There is a window to the front aspect.

#### Living Room

A spacious living room with an electric feature fireplace, a square bay window to the front aspect and decorative coving.

#### Bedroom One

A good sized, neutrally decorated double bedroom with a window to the rear aspect.

#### Bedroom Two

A double bedroom with a window to the side aspect and an external door.

#### Bathroom

A tiled bathroom with a three piece suite, comprising: WC, hand basin and a shower cubicle.

#### External

To the front, the property benefits from a pleasant garden with well maintained plants and a lawn. There is long driveway providing plenty of off road parking, along with a single detached garage. To the rear, there is a good sized easy-to-maintain patio.

#### Viewings

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

#### Directions

For Satnav please use the postcode HD6 4DS

#### 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 WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



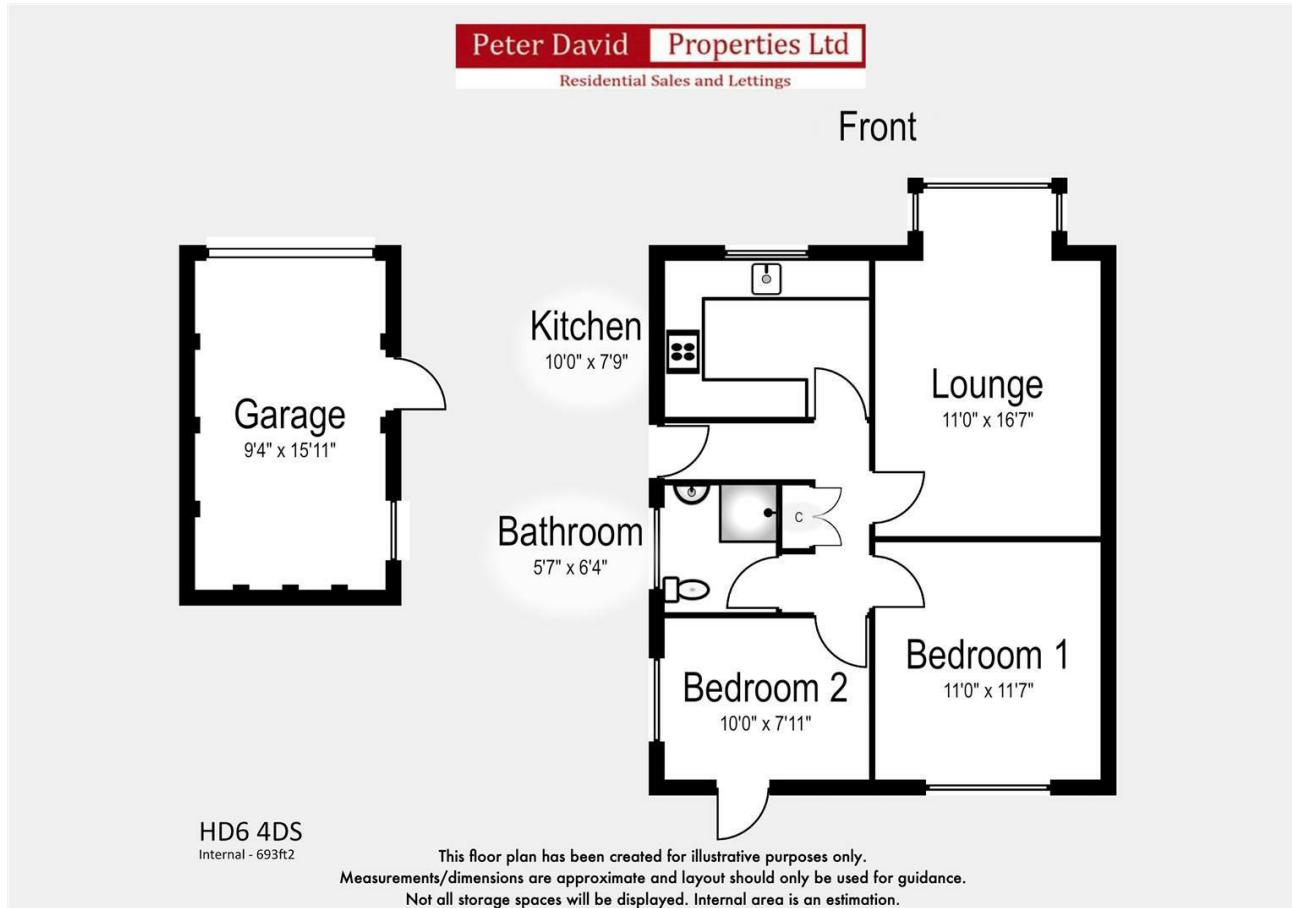
## Hybrid Map



## Terrain Map



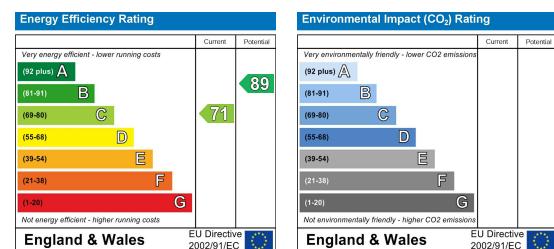
## Floor Plan



## 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



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.