Peter David Properties Ltd

Residential Sales and Lettings

# 21 Badger Hill

Brighouse, HD6 3QX

**£215,000**

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# 21 Badger Hill

Rastrick, Brighouse, HD6 3QX

## £215,000

Nestled in the charming area of Badger Hill, Brighouse, this delightful semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and well-maintained home. Boasting two inviting bedrooms, this property is perfect for small families, couples, or individuals looking for a peaceful retreat.

Upon entering, you will find a spacious living room that serves as the heart of the home, providing a warm and welcoming atmosphere for relaxation and entertaining. The addition of a conservatory enhances the living space, allowing for an abundance of natural light and a seamless connection to the beautifully landscaped gardens. These gardens offer a tranquil outdoor space, ideal for enjoying sunny days or hosting gatherings with friends and family.

The property also features a driveway and a garage, providing ample parking and storage solutions. Its well-maintained condition ensures that you can move in with ease, without the need for immediate renovations or repairs.

Situated in an ideal location, this bungalow is conveniently close to local amenities, making daily errands and leisure activities easily accessible. The surrounding area is known for its friendly community and picturesque surroundings, adding to the appeal of this lovely home.

We highly recommend viewing this property to fully appreciate the generous space and the many features it has to offer. This bungalow is not just a house; it is a place where you can create lasting memories.

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

### Entrance Porch

Leading in from the front of the home, the entrance porch has a handy storage cupboard and space for coats and shoes on arrival as well as housing the boiler and house alarm control panel.

### Living Room

14'9" x 12'5" (4.5m x 3.8m)

A spacious living room overlooking the front of the property with enough floorspace to incorporate a dining area as well as space for sofas. A light and neutral colour scheme works perfectly and compliments the brown carpet. A feature gas fireplace provides the focal point and the room leads into the kitchen.

### Kitchen

8'6" x 7'10" (2.6m x 2.4m)

The kitchen overlooks the side aspect and features wooden base and wall units with tiled splashbacks. There is a sink, as well as space for an oven, fridge and washing machine.

### Bedroom One

10'9" x 8'10" (3.3m x 2.7m)

A double bedroom overlooking the rear garden with built in wardrobes across two walls providing ample storage space, complimented with a white, neutral colour scheme.

### Bedroom Two

8'6" x 8'2" (2.6m x 2.5m)

A well sized single room to the rear aspect which leads into the conservatory and has brown carpets.

### Conservatory

8'2" x8'2" (2.5m x2.5m)

Overlooking the rear garden with a door leading outside.

### Bathroom

With a bath tub, over bath shower, hand basin and w/c.

## Garage
The garage is accessed through a garage door from the driveway as well as having access from the garden and provides parking and storage space.

## External
Set on a corner plot, there is a garden to the front with mature plants, a driveway to the side leading to the garage and a private rear garden which has been landscaped providing paved seating areas acting as a perfect sun trap. There is an outside tap adding further practicality

## Directions
For Satnav please use the postcode HD6 3QX

## 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.

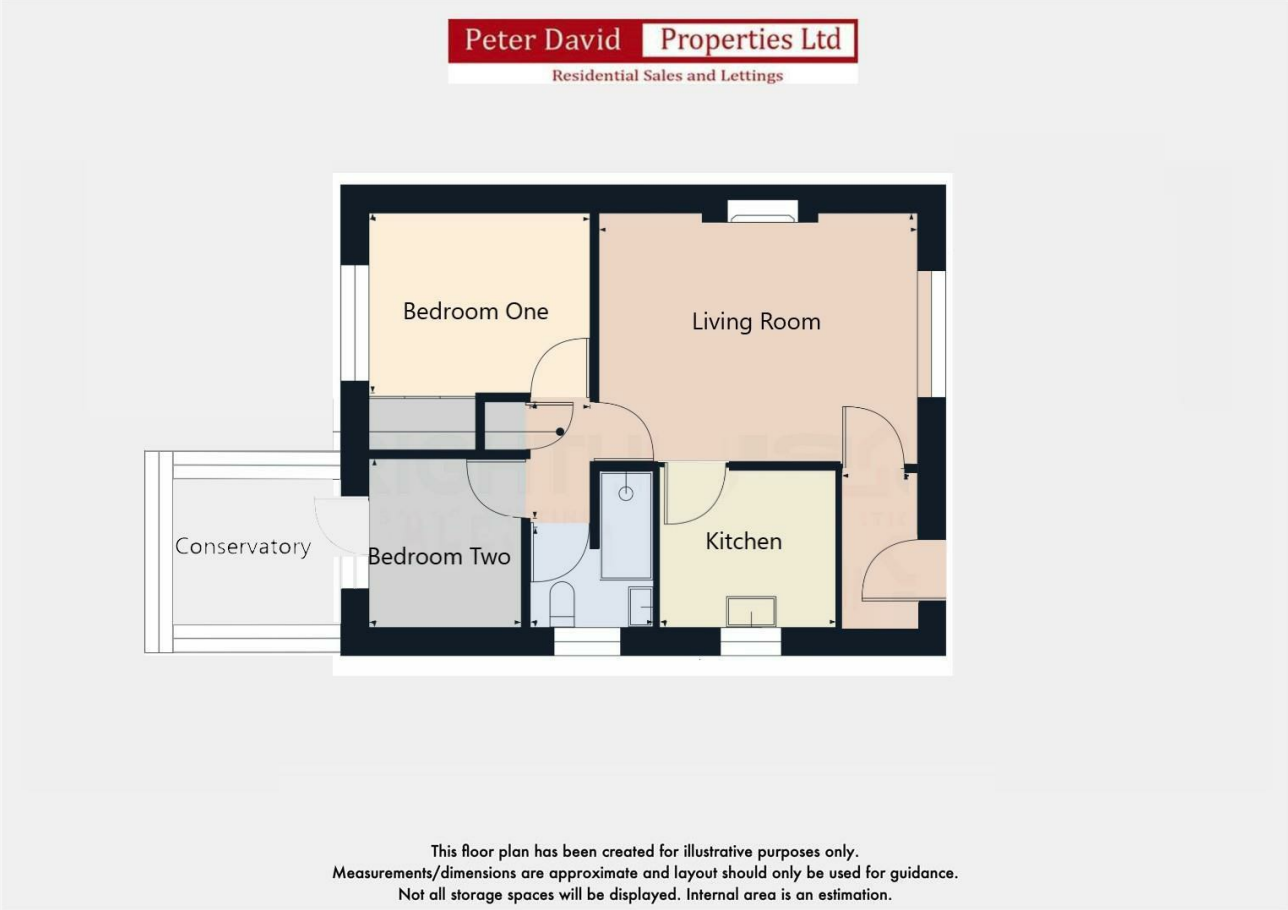
## DISCLAIMER
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair,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

## Road Map

## Hybrid Map

## Terrain Map

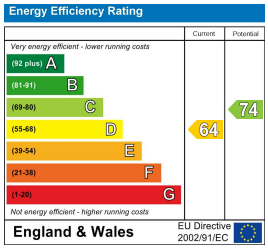
## Floor Plan

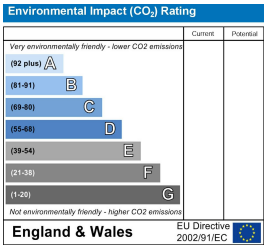



## Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

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