

Peter David

Properties Ltd

Residential Sales and Lettings

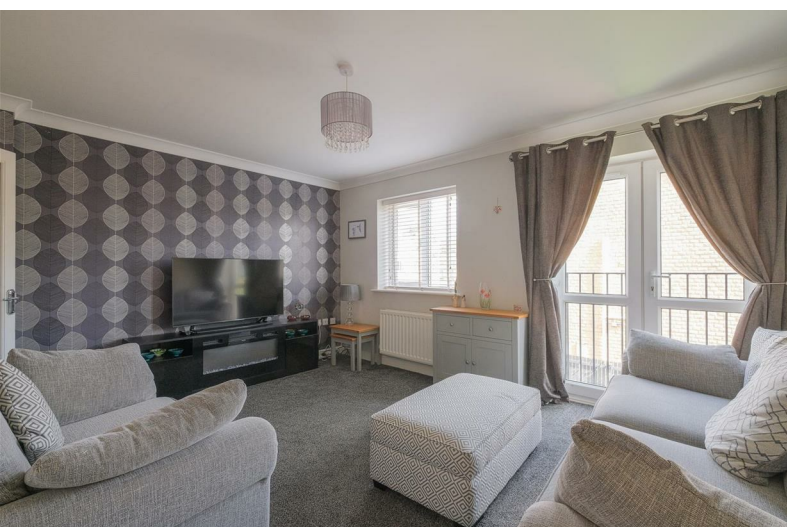


6 Sage Grove

Brighouse, HD6 3QF

£280,000

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Rastrick, Brighouse, HD6 3QF

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Welcome to this deceptively spacious townhouse located in the desirable area of Sage Grove, Brighouse. This charming property boasts four generously sized double bedrooms, along with a study that can serve as a fifth single room, making it perfect for families or those needing extra space for work or hobbies.

The home has been beautifully presented throughout, having been recently decorated to create a fresh and inviting atmosphere. The practical layout includes ensuite facilities, ensuring comfort and convenience for the occupants. Additionally, a utility room adds to the functionality of the space, making daily chores a breeze.

Step outside to discover a landscaped garden, ideal for enjoying the outdoors or entertaining guests. The property also features off-road parking with a driveway, providing ease and security for your vehicles.

Situated in an ideal location, this townhouse is within easy reach of local schools, amenities, and the M62 motorway network, making it a perfect choice for those commuting or seeking a vibrant community. This property truly offers a wonderful blend of space, style, and convenience, making it an excellent opportunity for prospective buyers or renters alike. Don't miss the chance to make this lovely house your new home.

Entrance Hallway

A spacious entrance hallway leading in from the driveway at the front of the home.

W/C

With a hand basin and w/c.

Bedroom Four

A ground floor double bedroom with a grey colour scheme and a spacious layout.

Bedroom Five

A second ground floor bedroom with a warm neutral colour scheme and French doors opening out onto the garden.

Utility Room

Providing access out to the garden with space for a washer and dryer under a countertop with a sink.

Kitchen

A spacious kitchen with contrasting white units and black marble worktop. With a built in breakfast bar for added practicality, there is also a built in fridge freezer, double oven / microwave and an integrated dishwasher. There is undercounter lighting as well as ceiling spotlights and plenty of storage space.

Living Room

A spacious living room with double doors leading in from the kitchen and a Juliet balcony allowing plenty of natural light into the space. Windows over look the rear garden and a light neutral colour scheme provides a homely environment .

First Floor Landing

Providing access to the living room and kitchen as well as having space for furniture, the space could be used for a desk or reading nook.

Master Bedroom

A double bedroom with a grey colour scheme with plenty of floorspace for bedroom furniture and access to the ensuite.

En-Suite

Tastefully presented with grey tiling and white walls, the ensuite has a corner shower, hand basin and w/c.

Bedroom Two

A double bedroom on the second floor overlooking the rear of the home with a light grey colour scheme.

Study / Bedroom Three

With light beige walls and carpets, this room is currently set up as a home gym but could also be used as an office or child's bedroom.

Bathroom

With a bathtub, over bath shower, hand basin and w/c. The bathroom is part tiled and finished in a light neutral colour scheme.

Directions

For Satnav please use the postcode HD6 3QF

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

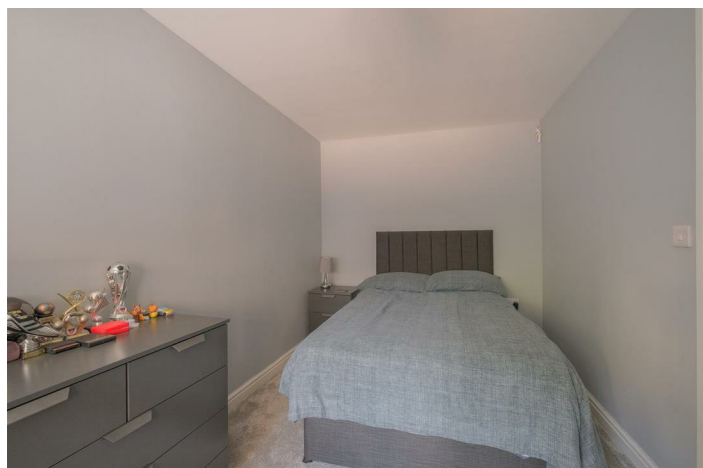
co-operation in order that there will be no delay in agreeing the sale.

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



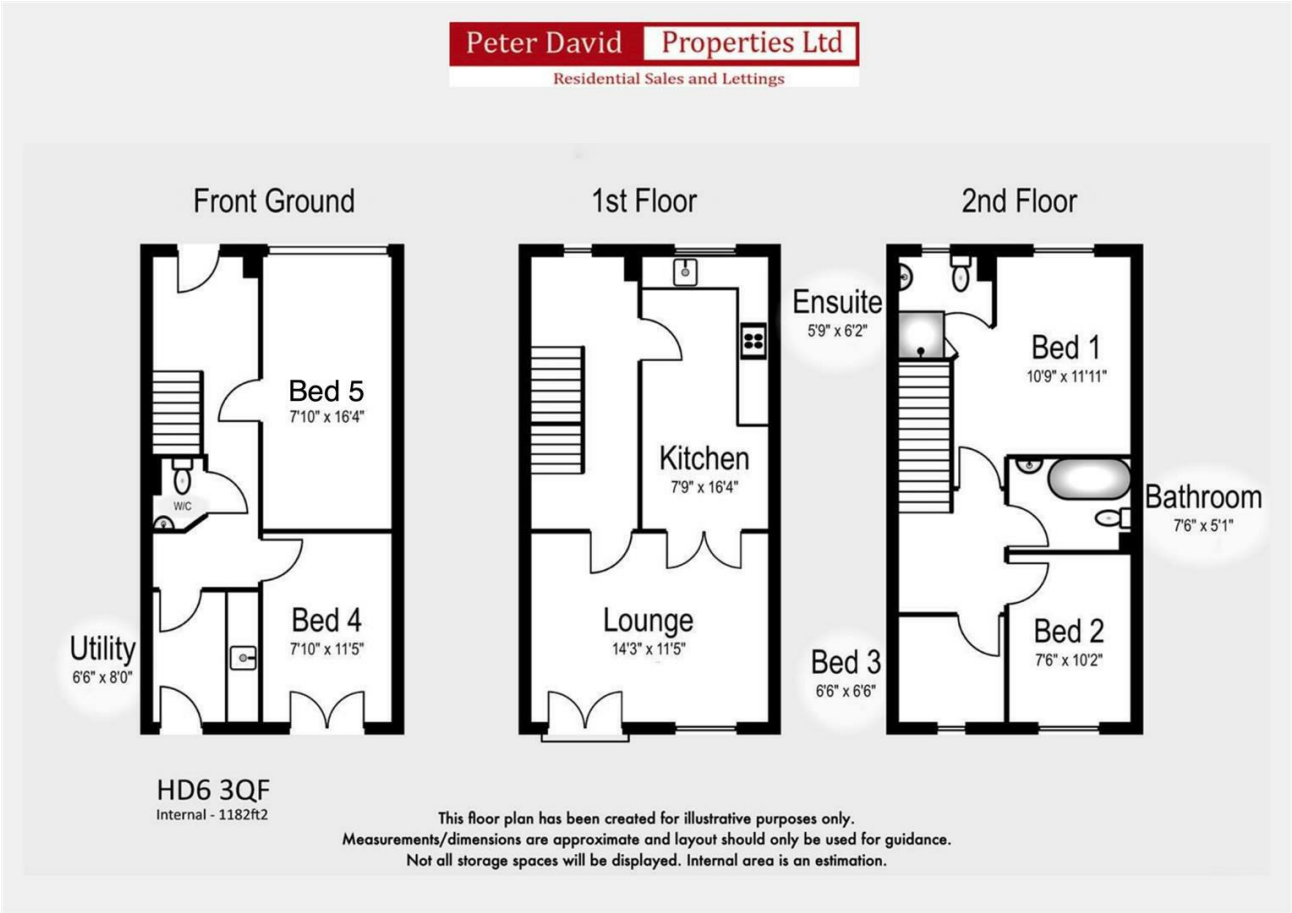
Hybrid Map



Terrain Map



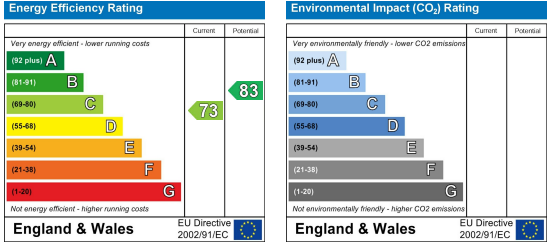
Floor Plan



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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