



68 Daisy Road

Woodhouse, Brighouse, HD6 3SX

£259,950



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Peter David Properties are delighted to present to the open market this two bedroom SEMI - DETACHED property located on the DESIRABLE Daisy Road in the MOST SOUGHT AFTER AREA of Woodhouse. The property is within WALKING DISTANCE of the Ofsted Outstanding Woodhouse Primary School, Brighouse Train Station and Brighouse town centre. The property also has good access to the M62 motorway network and all local transport routes. Briefly, the ground floor accommodation comprises; an entrance hallway, a large kitchen diner, and a spacious living room with bay window. To the first floor, there is a master bedroom and a house bathroom. To the second floor, there is a further bedroom with Velux windows. Externally, to the front of the property, there is a long driveway providing off road parking for up to four vehicles and a lawn. To the rear, there is a single detached Grimston garage and shed, both with power, an outside storage cupboard and garden with lawn and patio areas. With its excellent location, this property is likely to be popular - please contact Peter David Properties to arrange a viewing today.

Entrance Hallway

Providing access to the ground floor accommodation from the side of the property through a PVCu door.

Kitchen Diner

The kitchen diner benefits from matching wooden wall and base units with Corian worktops, a gas hob and electric oven and exposed wooden floorboards. A stable door leads onto the rear garden along with a window to the rear aspect.

Cellar

A dry keeping cellar with space and plumbing for a

washing machine, a dryer and a freezer. Housing the boiler which is only two years old.

Living Room

A spacious living room with a feature gas stove inset into an exposed brick chimney breast. With exposed wooden floorboards and a large bay window to the front aspect.

Landing

Providing access to the first floor accommodation.

Bedroom One

A large, neutrally decorated master bedroom with fitted wardrobes to one wall and cupboards under the bay window, providing plenty of storage space. A large bay window to the front elevation.

House Bathroom

A three piece bathroom suite with WC, a hand basin and a bath. With tiled flooring and part tiled walls and a window to the rear elevation.

Study

Currently being used for extra storage but could be used as a study/ occasional room. With stairs to the second floor and windows to the side and rear aspect.

Bedroom Two

A generous sized attic bedroom with dual aspect Velux windows.

External

Situated the desirable Daisy Road with tree lined verges and beautiful Cherry Blossom trees. With a driveway providing ample off road parking and a lawn garden to the front. To the rear, there is a generous garden with patio and lawn areas. Further benefitting

from a single Grimston garage with power and light, a shed with power and light and an outside storage cupboard with alarm system and power.

Directions

For Satnav please use the postcode HD6 3SX.

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



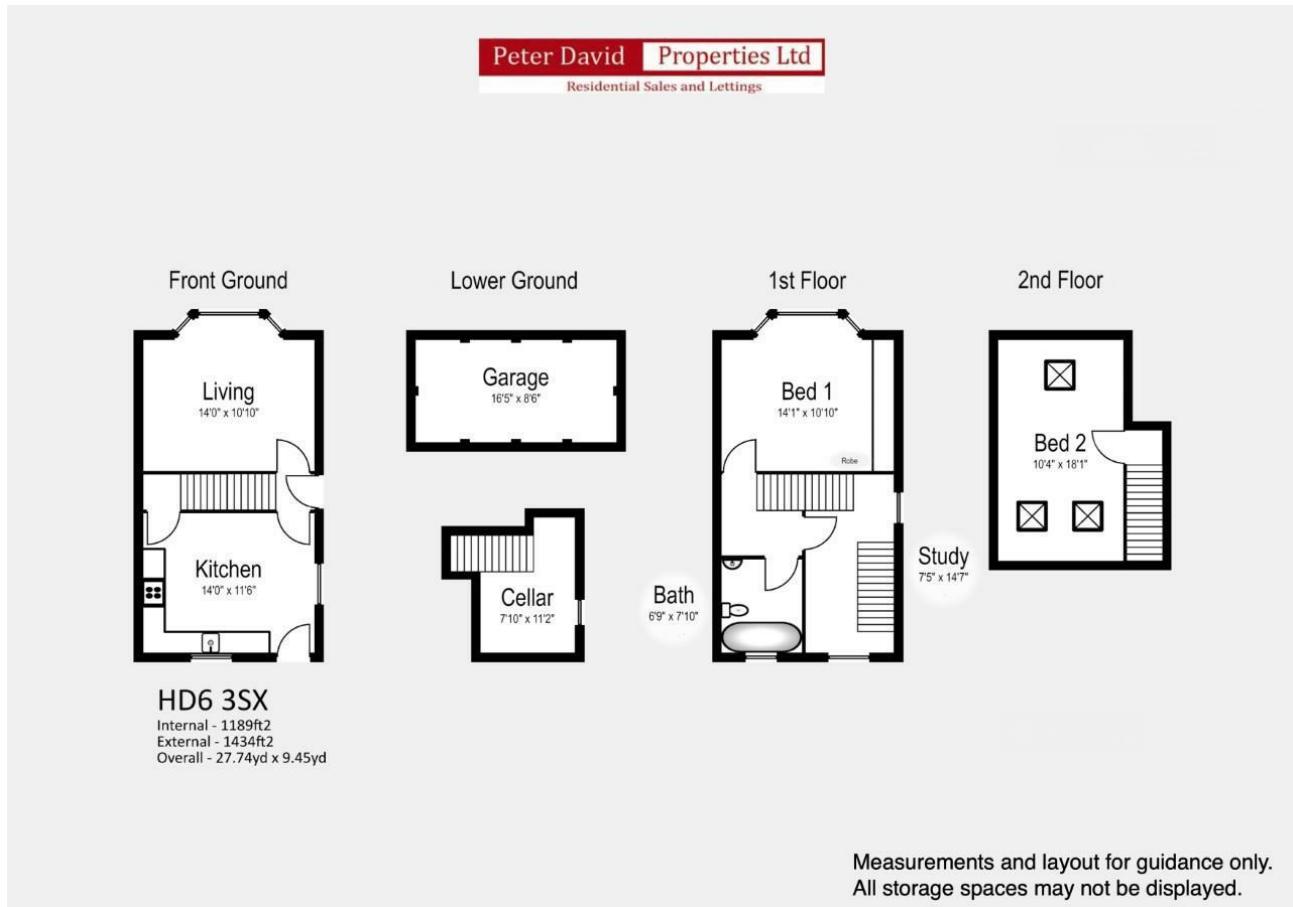
Hybrid Map



Terrain Map



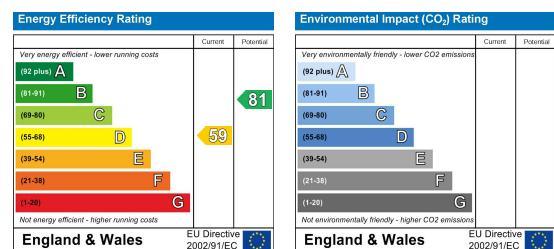
Floor Plan



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



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.

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