

Peter David

Properties Ltd

Residential Sales and Lettings



36 Devon Way

Bailiff Bridge, Brighouse, HD6 4DT

Fixed Asking Price £170,000



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**** RECENTLY REDUCED ****Peter David Properties are pleased to present to the open market with NO UPWARD CHAIN this EXTENDED THREE BEDROOM property, situated in the SOUGHT AFTER LOCATION of Bailiff Bridge. This TRUE BUNGALOW is in need of modernisation, however would make a perfect home. Internally comprising: a hallway, kitchen, living room / dining room, three bedrooms, and a house bathroom. Externally, the property benefits from a garden to the front, a long driveway leading to a detached single garage, and a large rear garden with a well maintained lawn and a patio.

This property is within close reach of Brighouse Town Centre, and all local amenities within, including supermarkets, shops, and restaurants. Contact Peter David Properties to arrange your viewing today.

Hallway

With a useful storage cupboard.

Kitchen

The kitchen comprises: white wall and base units with tiled splashbacks, two inset stainless steel circular sinks, a four ring gas hob, and an electric oven. With a window to the front aspect and a stable door to the side.

Living Room

A spacious living room with a large square bay window to the front aspect, a fire place with a gas fire, and wall lighting. There is an archway leading into a separate space which can be used for dining.

Bedroom One

A double bedroom with mirrored Sliderobes to one wall and a door to the rear aspect.

Bathroom

A three piece bathroom suite with a WC, a hand basin, and a bath with a shower over head. With part tiled walls and a window to the side aspect.

Bedroom Two

A second double bedroom with a window to the rear aspect.

Bedroom Three

A single bedroom with a window to the side aspect.

External

Externally, the property benefits from a driveway to the side, allowing off road parking for multiple cars, leading to a detached single garage. To the rear there is a good size garden with a lawn and a patio, and a garden with shrubbery to the front.

Directions

For Satnav please use the postcode HD6 4DT.

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.

Viewings

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

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.

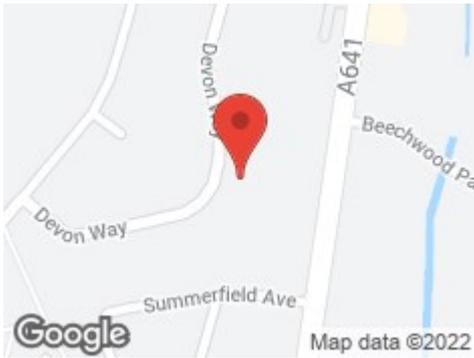
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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



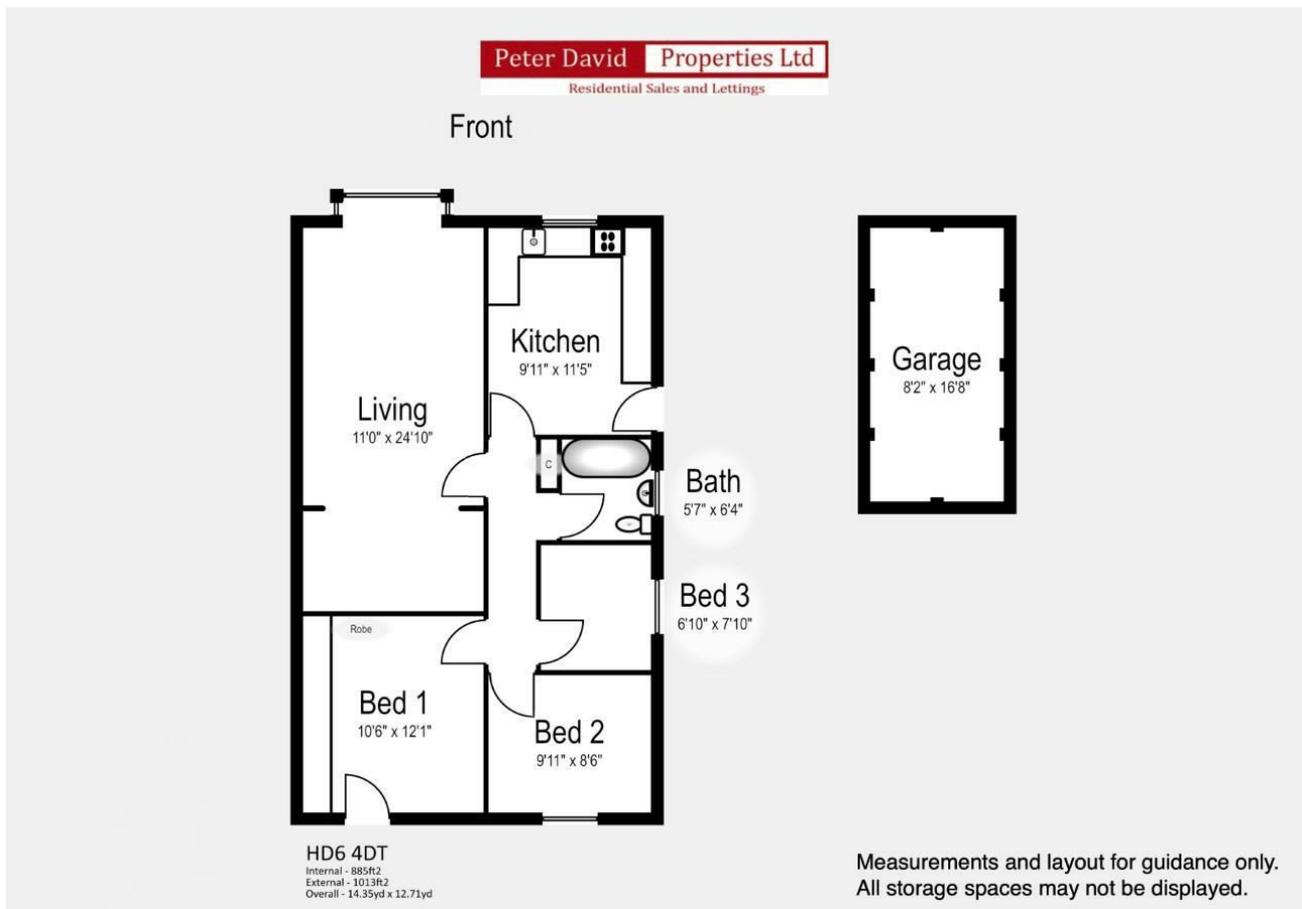
Hybrid Map



Terrain Map



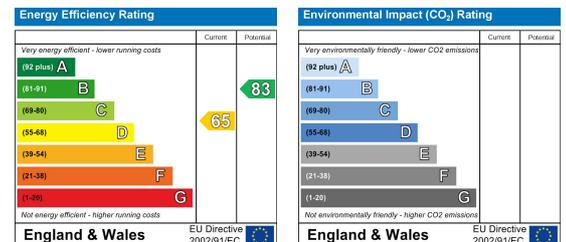
Floor Plan



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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