

Peter David

Properties Ltd

Residential Sales and Lettings



5 Knowles Road

Brighouse, HD6 3RN

Offers In Excess Of £350,000



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Nestled in the desirable area of Knowles Road, Brighouse, this charming three to four-bedroom detached home presents an excellent opportunity for those seeking a property with great potential. Situated on a tranquil residential street, the location offers a peaceful environment while remaining conveniently close to local amenities and transport links.

The spacious accommodation is a standout feature of this home, boasting three generous reception rooms that provide ample space for both relaxation and entertaining. The south-facing garden is a delightful addition, allowing for plenty of sunlight throughout the day, making it an ideal spot for outdoor gatherings or simply enjoying a quiet moment in nature.

For added convenience, the property includes a garage and a driveway, ensuring that parking is never a concern. While the home is in need of modernising, this presents a unique opportunity for buyers to personalise the space to their taste and create their dream home.

This property is perfect for families or individuals looking to invest in a home that offers both space and potential in a sought-after location. With a little vision and effort, this house can be transformed into a stunning residence that reflects your personal style. Don't miss the chance to make this property your own in the heart of Brighouse.

Internal accommodation comprises an entrance hallway, living room, dining room, study / fourth bedroom, kitchen, utility, downstairs w/c and garage. On the first floor there are three bedrooms, an en-suite and a family bathroom.

Entrance Hallway

A spacious entrance hall leads into the home providing access to the ground floor and first floor accommodation.

Living Room

Spanning the full length of the property with windows overlooking the front and rear of the home, the living room provides an ideal setting to relax and entertain. With light green carpets, a neutral colour scheme to the walls and

ceiling, two radiators and a feature fireplace as well as patio doors opening onto the rear garden.

Dining Room

Overlooking the front of the property, the dining room has floral carpets and wall paper, wall mounted lighting and a step leading down into the room adds a sense of grandeur.

Study / fourth bedroom

Overlooking the rear of the property with green carpets and a light neutral colour scheme.

Kitchen

With cream and wooden cupboards, a double oven and an induction hob, the kitchen overlooks the rear of the property with space available for a dining table. A stainless steel sink and drainer and undercounter space for a fridge and dishwasher.

Utility Room

With a stainless steel sink and drainer, ample cupboard space and room for a washing machine, and undercounter freezer. The utility room houses the boiler and provides external access to the rear garden.

W/C

With a sink and w/c.

Garage

Ideal for parking and storage.

Bedroom One

A double bedroom overlooking the front of the home with a walk in wardrobe and access to an en-suite

En-Suite

with a sink, shower and w/c.

Bedroom Two

A double bedroom to the front of the home with built in wardrobes.

Bedroom Three

A double bedroom to the rear of the property.

Bathroom

With a bath tub, sink and w/c as well as a storage cupboard.

External

With a driveway to the front of the home leading up to the garage, a lawn surrounded by mature trees and border plants, and steps leading up to the front door. A lawn and patio to the rear in the south facing garden with mature trees to the borders.

Directions

For Satnav please use the postcode HD6 3RN

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



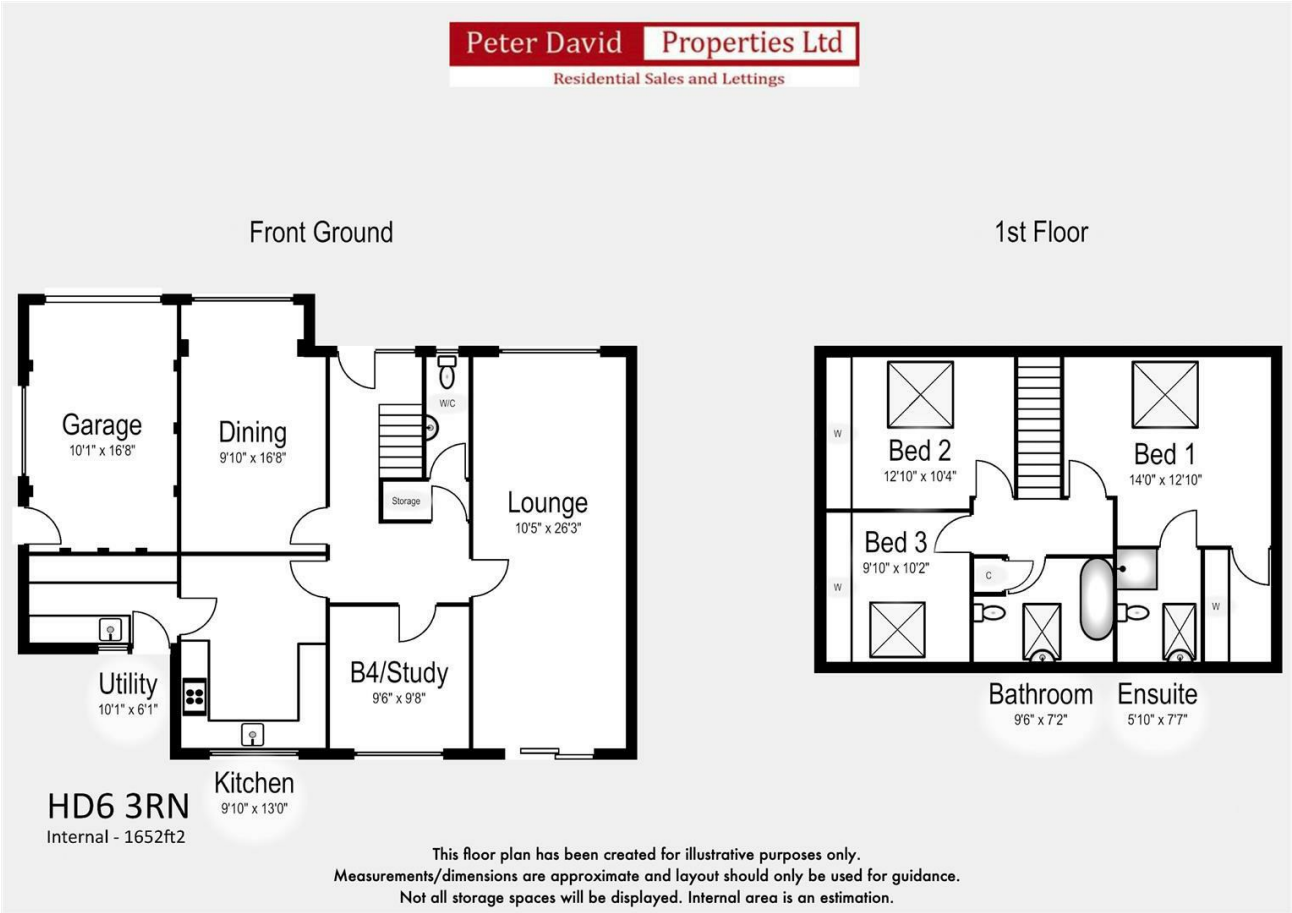
Hybrid Map



Terrain Map



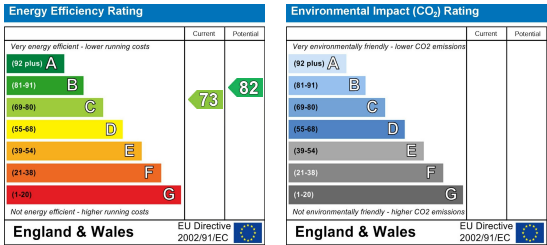
Floor Plan



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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