



### 17 Huntock Place

Brighouse, Brighouse, HD6 2NW

Offers Over £295,000



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Peter David Properties are pleased to present to the open market with NO UPWARD CHAIN, this charming two bedroom cottage. Boasting character, this property is offered for sale in a sought after location, accessed via a private road off Laverock Lane. Internally, the property comprises: an entrance hallway, a kitchen diner, a living room, a dining room, two double bedrooms and a bathroom. Externally, the land available is a real asset. There is a driveway providing off-road parking, a double detached garage and a large garden. Contact Peter David Properties to arrange your viewing today!

#### **Kitchen**

The kitchen, which benefits from space to dine, briefly comprises: matching wooden wall and base units, tiled splash backs, an inset sink and drainer, and space for all appliances. Windows to the front and side aspects.

#### **Living Room**

A neutrally decorated living room with access to the dining room and kitchen.

#### **Dining Room**

A separate dining room with dual aspect windows and an external door to the garden.

#### **Bedroom One**

A good size double bedroom with ceiling beams and a window to the front elevation.

#### **Bedroom Two**

A second double bedroom with built in wardrobes to one wall, and a window to the rear elevation.

#### **Bathroom**

The house bathroom briefly comprises: a WC, a hand basin, a chrome heated towel rail, and a large walk in shower. With part tiled walls and a window to the front elevation.

#### **External**

Externally, the property benefits from a large detached garage, a driveway, and an L shaped garden.

#### **Directions**

For Satnav please use the postcode HD6 2NW.

#### **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.



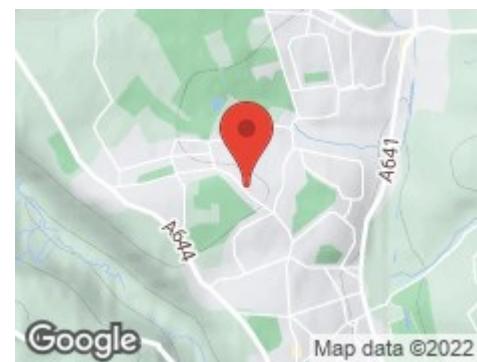
## Road Map



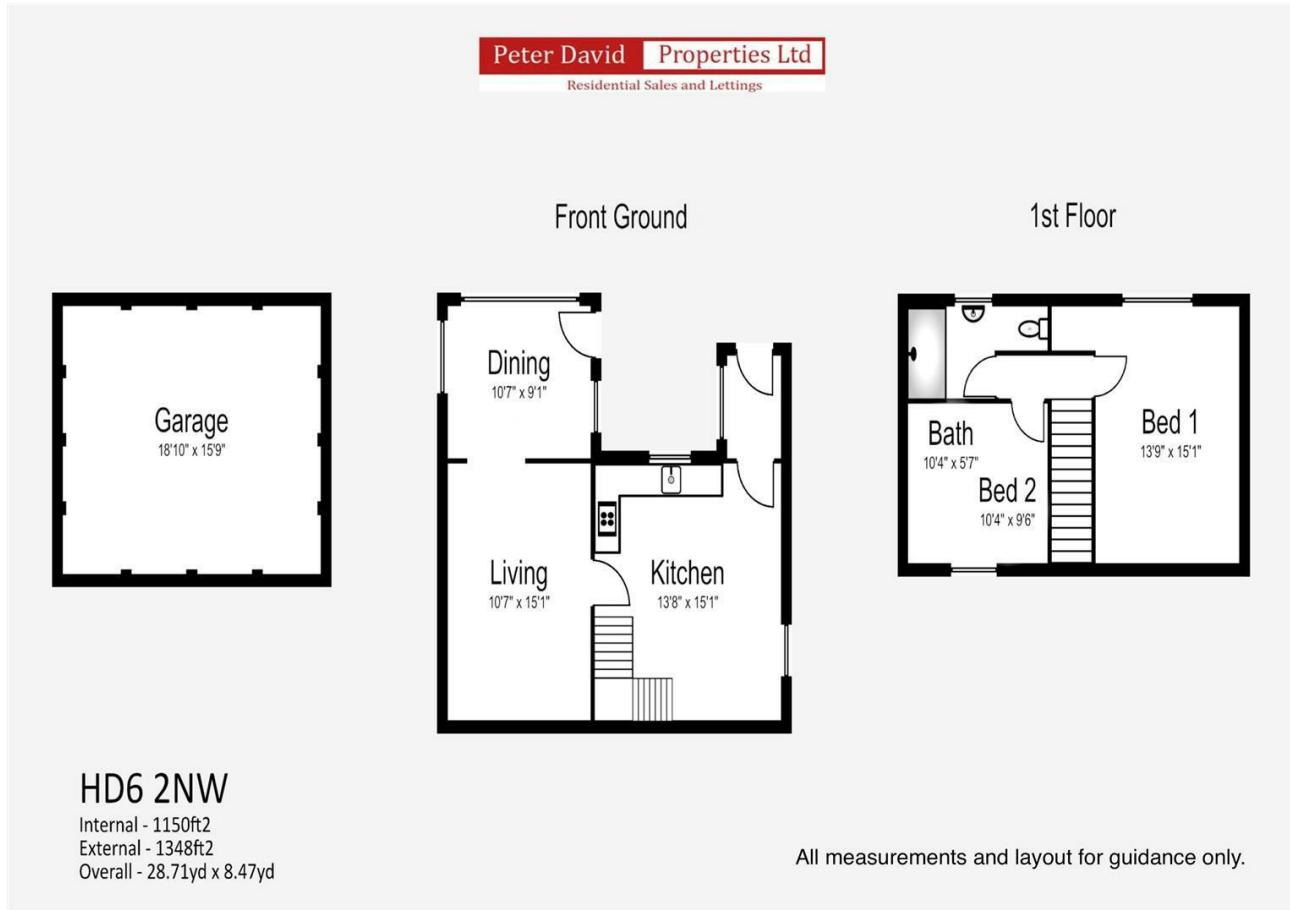
## Hybrid Map



## Terrain Map

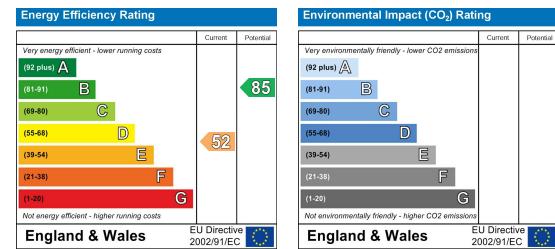


## Floor Plan



## Viewing

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



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.

5c The Craggs Country Business Park  
New Road, Cragg Vale  
Hebden Bridge, HX7 5TT

T: 01422 366948  
E: [halifax@peterdavid.co.uk](mailto:halifax@peterdavid.co.uk)

T: 01484 719191  
E: brighouse@peterdavid.co.uk

20 New Road  
Hebden Bridge HX7 8EF

T: 01422 844403  
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road  
Huddersfield HD3 3RG

T: 01484 719191  
E: [huddersfield@peterdavid.co.uk](mailto:huddersfield@peterdavid.co.uk)