

# Peter David

# Properties Ltd

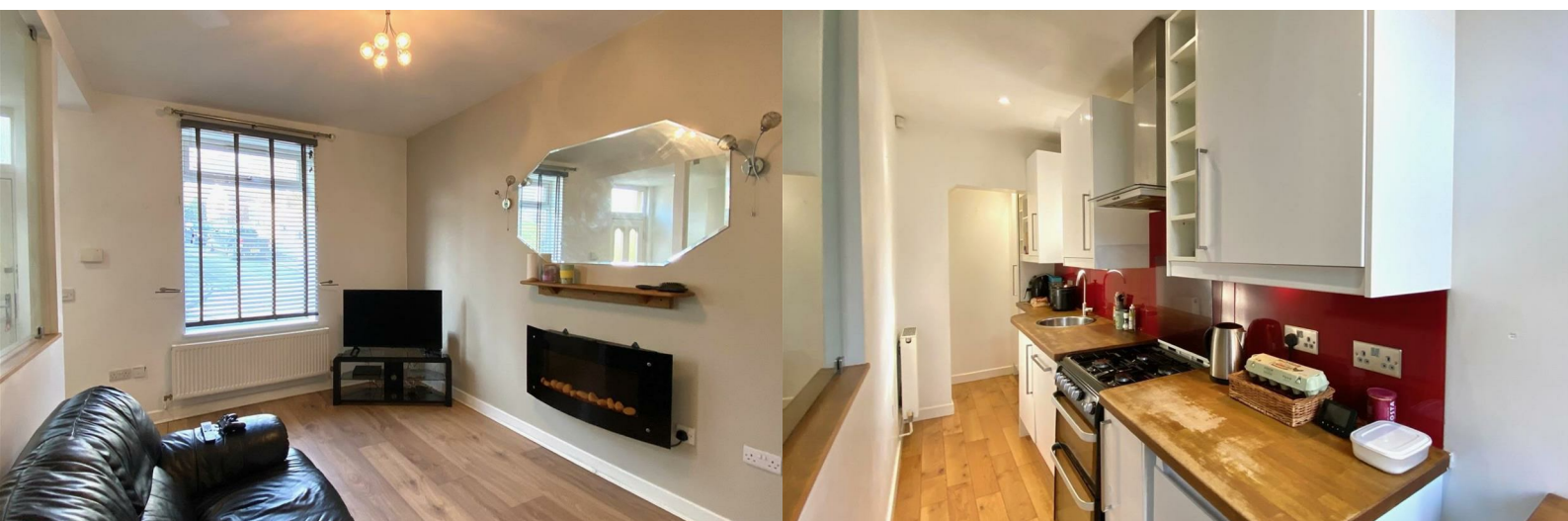
Residential Sales and Lettings



## 2 Richard Street

Brighouse, HD6 2BY

**£115,000**





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Offered for sale with no onward chain, this well presented one bedroom end of terrace property is situated short distance of Brighouse town centre. The property is located within walking distance of good local primary and secondary schools, the M62 motorway network and all local amenities.

The property briefly comprises: a living room, a kitchen, a cellar, landing, two double bedrooms and a house bathroom. Externally the property further benefits from an enclosed stone paved patio with a gated access, providing access to the entrance of the property.

## Living room

14'1" x 9'7" (4.29 x 2.92)

A light and airy living room which benefits from a wall mounted electric fire, laminate flooring and a window to the front aspect. A glass partition to the kitchen adds a modern touch to the home.

## Kitchen

14'1" x 4'6" (4.29 x 1.37)

A modern fitted kitchen with matching white wall and base units with wooden work surfaces and laminate flooring. The kitchen comprises; a stainless steel sink, integrated dishwasher, a free standing electric cooker with a four piece gas hob, extractor hood and recessed lighting. The kitchen also has a door leading to the cellar and a frosted window to the side aspect.

## Cellar

14'3" x 5'10" (4.34 x 1.78)

With lighting, power and plumbing for a washing machine.

## Landing

5'1" x 13'2" (1.55 x 4.01)

Providing access to the first floor accommodation, a staircase leading to the second floor and two useful storage cupboards.

## Master bedroom

9'7" x 9'6" (2.92 x 2.90)

A double bedroom with modern fitted wardrobes, vinyl flooring and a window to the front elevation.

## Bedroom two

14'8" x 9'11" (4.47 x 3.02)

A second double bedroom located to the second floor, benefits from a large storage cupboard, recessed lighting and a velux window to the front elevation.

## Bathroom

10'5" x 5'6" (3.17 (3.18) x 1.68)

The partially tiled house bathroom comprises; WC, a hand basin with tiled splashbacks, a bath with an overhead shower fitment, a chrome heated towel rail, a storage cupboard housing the boiler, laminate flooring and a frosted window to both the front and side elevations.

## Viewings

Viewings strictly by appointment only.

## Directions

For Satnav please use the postcode HD6 2BY

## 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.

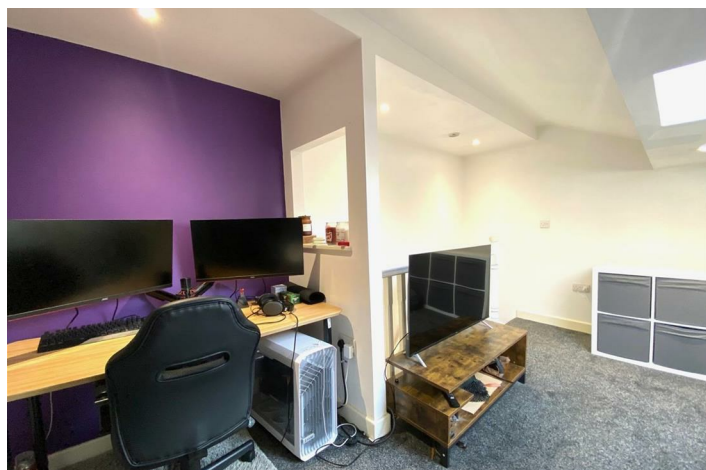
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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

Peter David Properties

Living Room

Kitchen

STAIRS AND LANDING

BEDROOM 1

BATHROOM

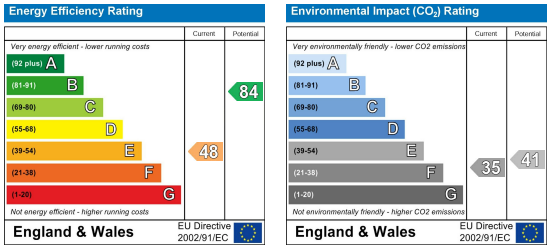
ATTIC BEDROOM

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

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.