



15 Devon Way

Brighouse, HD6 4DT

O.I.R.O £300,000



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Bailiff Bridge, Brighouse, HD6 4DT

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A rare opportunity to purchase this THREE BEDROOM DETACHED BUNGALOW, which is perfectly situated on a quiet residential street in a sought after area of Bailiff Bridge, Brighouse.

Situated on an unusually large plot, the home benefits from extensive gardens and paved patio areas to the front, side and rear of the property, as well as a double driveway and double garage.

An exceptionally well presented and maintained home which comprises: entrance porch, kitchen diner, spacious living room, recently refurbished bathroom as well as two double bedrooms and a dining room/third bedroom.

This bungalow offers versatile accommodation with the opportunity to extend (subject to the relevant planning permissions) that will appeal equally to families and young professionals, as well as retirees or those looking to downsize. Viewing is essential to appreciate this 'ready to move into' property and its potential! Book your viewing today!

**This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. **

Entrance Porch

An entrance porch with a conservatory style roof, terracotta tiled floor, useful tall storage cupboard (for coats, ironing board, hoover) and large drawers, so handy for all that excess kitchen equipment. A further door leads into:

Kitchen Diner

Wood effect wall and floor kitchen cabinets provide plenty of storage space and worksurface, with a built in Neff oven and microwave above, and a Neff induction hob and

extractor fan. There is a breakfast bar, as well as space for a fridge freezer and washing machine. An internal door leads to:

Hallway

The cosy hallway, with telephone point and space for a small console table, has doors leading off to all other rooms. A pull down wooden loft ladder provides access to boarded roof space with ceiling light, for additional storage.

Living Room

A large, light and airy room with a bay window overlooking the front garden, benefits from the sun for much of the day. A gas coal effect fireplace with marble surround provides a focal point, with plenty of space for two sofas and/or armchairs.

Bedroom One

Floor to ceiling fitted wardrobes and bedside tables in a neutral modern style provide ample space for clothes and accessories. There is a TV point and door providing direct access to the patio area in the back garden, perfect for enjoying your morning coffee!

Bedroom Two

Also overlooking the rear garden, a further double bedroom provides even more modern styled fitted wardrobes and drawers - you won't be wanting for storage space in this property!

Bedroom Three

A third bedroom/office/dining room with a window overlooking the side of the property, offers that versatility to be used in a number of ways, depending on your current needs.

Shower Room

Tastefully tiled, this good sized bathroom includes a sink with mirrored cabinet over, toilet and oversized walk in shower with glass shower panel and pull down shower seat.

Garages

A large double garage, with two separate doors, outside water tap and several electric points can provide ample space for tumble dryer and garden equipment, as well as the car!

External

The property benefits from exceptional privacy due to the mature gardens to the front and rear, both with lawns and well stocked borders, as well as gated driveways at either side of the property and ideal patio areas at the rear.

Viewings

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

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.

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.



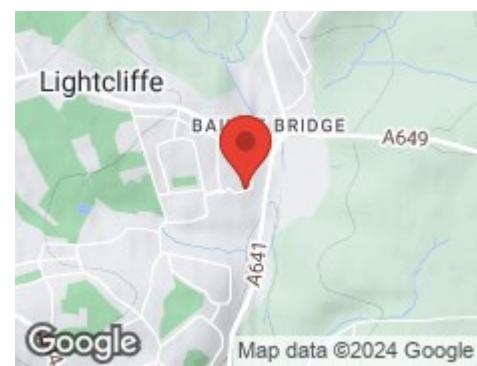
Road Map



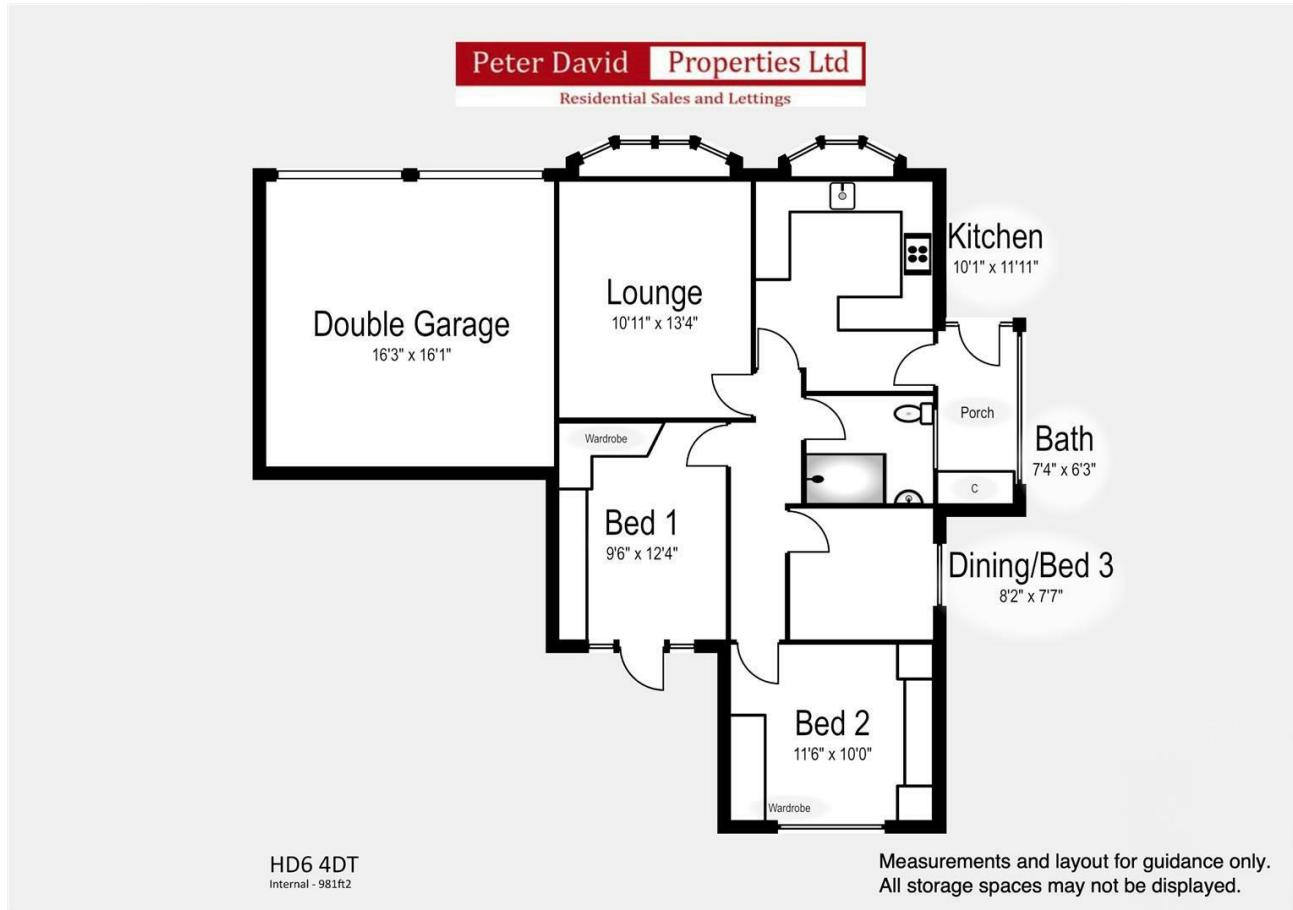
Hybrid Map



Terrain Map



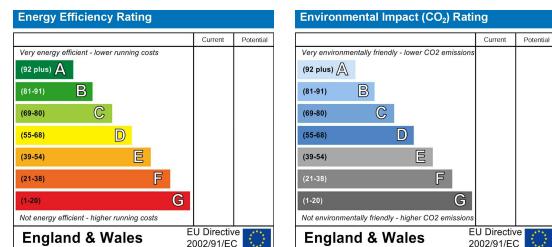
Floor Plan



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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