

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 52a Slade lane

Brighouse, HD6 3PL

Offers Around £250,000



# 52a Slade lane

Rastrick, Brighouse, HD6 3PL

**Offers Around £250,000**



## VIEWING ADVISED

Nestled on Slade Lane in the charming town of Brighouse, this deceptively spacious semi-detached house offers a perfect blend of comfort and modern living. With three generously sized double bedrooms, this property is ideal for families seeking room to grow. The accommodation is thoughtfully spread over three floors, providing ample space for both relaxation and entertainment.

As you enter, you are greeted by a lovely open-plan living room, enhanced by Velux windows that flood the space with natural light. French doors lead seamlessly to the private garden, creating an inviting atmosphere for sunny days and outdoor gatherings. The well-presented interiors reflect a sense of care and attention, making it easy for you to envision your life here. The property also boasts en-suite facilities, adding a touch of luxury and convenience to the master bedroom. With two bathrooms in total as well as a downstairs w/c, morning routines will be a breeze for the whole family.

In summary, this semi-detached house on Slade Lane is a wonderful opportunity for those looking for a well-appointed family home in a friendly community. With its spacious layout and delightful outdoor space, it is sure to impress. Don't miss the chance to make this lovely property your own.

### Entrance Hallway

A spacious entrance hallway providing access to the living room, kitchen and W/C.

### W/C

Part tiled with a w/c and hand basin, accessed on the ground floor next to the front door on arrival

### Kitchen

Overlooking the front of the property with ceiling spotlights providing plenty of lighting, the kitchen features a built in oven, hob and extractor, a dishwasher, stainless steel sink and drainer space for a fridge freezer, washing machine and drier. breakfast bar. light grey base and wall units provide ample work surface and storage space.

### Open Plan Living Space

spacious open plan living room with French doors opening onto the rear garden as well as two Velux windows allowing ample natural light with a raised ceiling adding space and character. grey carpets and neutral colour scheme provide a light and airy space in which to relax and entertain. There is enough space for sofas and a dining table and double doors lead into the kitchen giving the option of a fully open-plan space. There is also a handy understairs storage cupboard which provides valuable room to keep any clutter tidied away.

### First Floor Landing

Providing access to bedrooms one and two, as well as the bathroom. There is a window overlooking the front aspect and space to create a reading nook or home office space.

### Bedroom One

Overlooking the rear of the home the main bedroom has double windows with integrated blinds overlooking the garden with light grey carpet and white walls. There is plenty of floor space for a large double bed and bedroom furniture.

### Bedroom Two

A second double bedroom on the first floor overlooking the front aspect with a bank of fitted wardrobes with soft close doors and a light, neutral colour scheme.

### Bathroom

A spacious bathroom which is part tiled with an oversized bath tub, over bath shower, hand basin, w/c and heated towel rail.

### Second Floor Landing

With a window to the side aspect, the second floor landing leads into a storage cupboard and the third double bedroom.

### Bedroom Three

A third double bedroom to the second floor with Velux windows to either side with integrated blinds. The room has access to the en-suite.

### En-Suite

Part tiled with a shower, hand basin, w/c and heated towel rail.

### External

The property is set back from the road with a paved low maintenance space to the front and steps leading up to the home. At the rear is a lawn and patio, as well as a well sized storage shed.

### Directions

For Satnav please use the postcode HD6 3PL

### 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



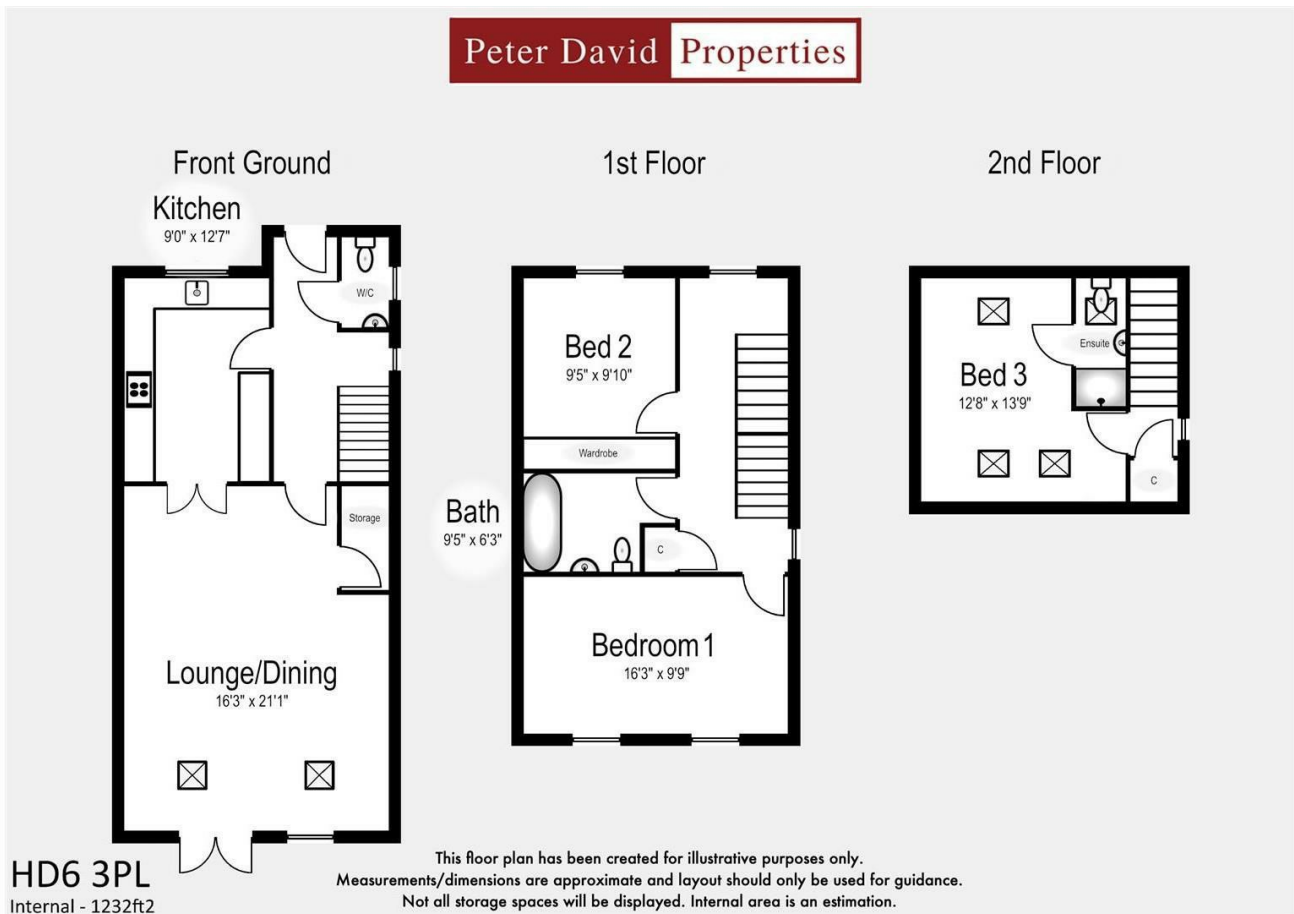
## Hybrid Map



## Terrain Map



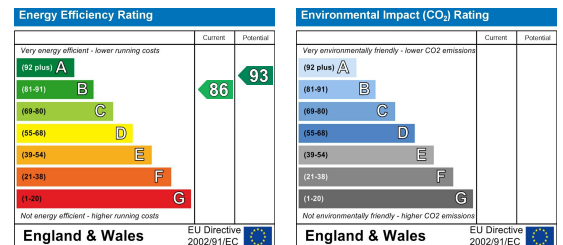
## Floor Plan



## 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



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.