



## 4 Bracken Road

Brighouse, HD6 2HW

Offers Around £155,000



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Offered for sale to the open market is this two bedroom semi detached property situated in a popular residential location, within walking distance of Brighouse town centre and all of the amenities found within, including supermarkets, bars and restaurants. The property, which is well presented and has been redecorated with new carpets throughout, comprises: entrance porch, living room, kitchen, cellar, landing, a double bedroom, a single bedroom and a house bathroom. Externally the property benefits from a low maintenance yard to the front and a garden to the rear.

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

External PVCu door leading into an entrance porch with windows.

### Living Room

14'0" x 13'9" (4.27m x 4.19m)

A light and airy living room with a window to the front aspect.

### Kitchen

11'2" x 7'7" (3.40m x 2.31m)

The kitchen has matching wall and base units with a tiled splashback and comprises: inset stainless steel sink and drainer, electric oven, gas hob, extractor fan and space for a washing machine. Further benefiting from a breakfast bar, a window to the rear and an external PVCu rear door which leads out onto the patio. The kitchen also provides access to the cellar.

### Cellar

5'1" 13'1" (1.55m 3.99m)

### Landing

Providing access to the first floor living accommodation.

### Bedroom One

9'2" x 13'9" (2.79m x 4.19m)

A double bedroom with built in wardrobes and a window to the front elevation.

### Bedroom Two

8'3" x 7'7" (2.51m x 2.31m)

A single bedroom with a window to the rear elevation.

### Bathroom

4'7" x 9'4" (1.40m x 2.84m)

A partially tiled bathroom comprising: bath with shower over, pedestal sink and WC. Further benefiting from a chrome heated towel rail and useful built in storage cupboard. With an obscured window to the front elevation.

### External

Externally the property benefits from a low maintenance yard to the front and a garden to the rear with a patio area and a lawn.

### Viewings

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

### Directions

For Satnav please use the postcode HD6 2HW

### 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.**



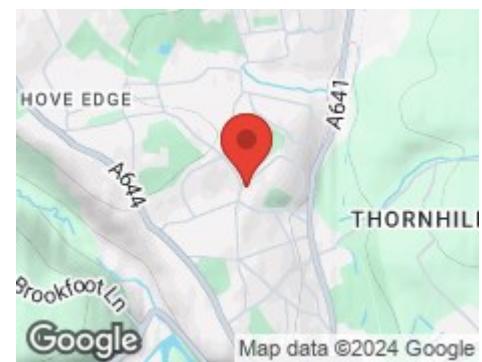
## Road Map



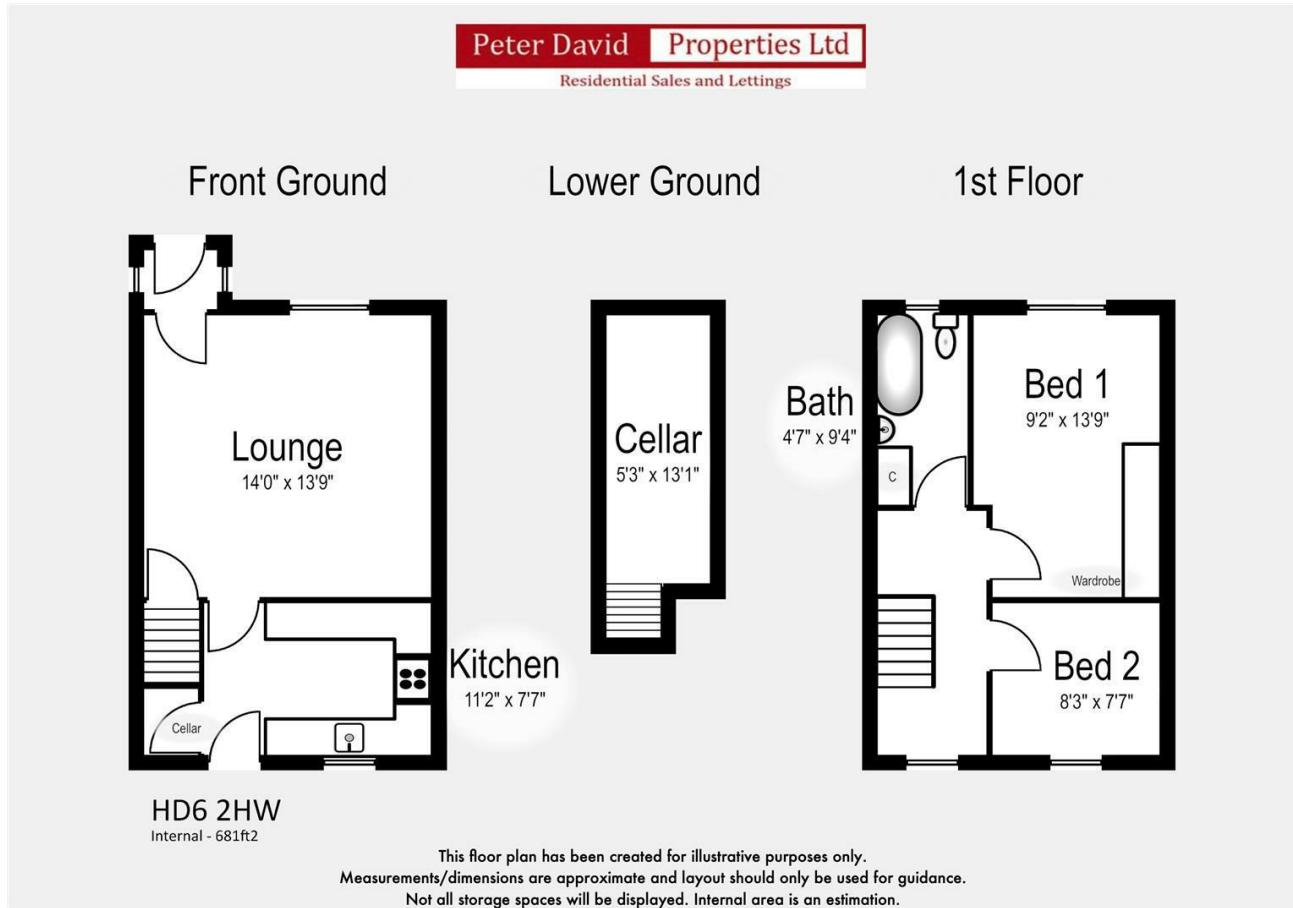
## Hybrid Map



## Terrain Map



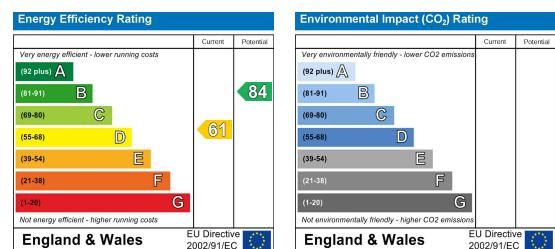
## Floor Plan



## 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.