

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 6 Woodhouse Gardens

Brighouse, HD6 3UH

Offers Around £510,000



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Nestled in the charming Woodhouse Gardens of Brighouse, this delightful detached house presents an exceptional opportunity for families seeking a spacious and well-maintained home. With four generously sized bedrooms, this property is perfectly suited for growing families who value both comfort and convenience.

The layout of the home is thoughtfully designed, featuring an open kitchen diner that serves as the heart of the house, ideal for family gatherings and entertaining guests. The inviting living room provides a cosy space to unwind, while the large conservatory offers an abundance of natural light and a seamless connection to the outdoors. Additionally, the practicality of a downstairs w/c and a utility room enhances the functionality of the living space.

The beautifully landscaped garden is a true highlight, boasting a large lawn and a patio area that creates a private oasis for relaxation and outdoor activities. This tranquil setting is perfect for children to play or for hosting summer barbecues with friends and family. Furthermore, the property includes a detached double garage and a driveway, providing ample parking and storage options.

Situated within a family-friendly development, this home is conveniently located near Brighouse town centre, offering easy access to a variety of shops, schools, and essential amenities. Excellent transport links and motorway connections are also within close reach, making commuting a breeze.

In summary, this spacious four-bedroom family home in Woodhouse Gardens is a rare find, combining comfort, style, and practicality in a desirable location. It is an ideal choice for those looking to settle in a welcoming community while enjoying the benefits of modern living.

## Entrance Hallway

A spacious entrance hallway leading in from the front of the home providing access to the w/c, a cloak room for storing coats and shoes, as well as access into the kitchen and living room.

## W/C

A downstairs w/c with a handbasin and tiled splashback, w/c and radiator.

## Living Room

Overlooking the front of the home, the living room has double oak doors opening into the kitchen diner providing flexibility in space with an open plan option or a cosy retreat. The living room has a feature gas fireplace and wall mounted lighting, dark grey carpets and a light and neutral colour scheme provides an elegant environment.

## Kitchen Diner

A spacious kitchen diner overlooking the rear of the home with cream base and wall units, granite quartz worktops with integrated sink and drainer, a built in double oven, grill, hob and extractor, dishwasher, fridge freezer and breakfast bar. With a spacious dining area and understairs cupboard, this is an ideal entertaining space for family and friends.

## Conservatory

With views over the garden, the conservatory has tiled flooring and doors opening out onto the patio.

## Utility Room

Accessed from the kitchen with an external door to the side of the home, the utility has space for a washing machine and drier, as well as cupboard and worksurface space and a sink and drainer. The boiler is also tucked away in a cupboard for easy access.

## Bedroom One

A spacious double bedroom with fitted wardrobes overlooking the front aspect. There is direct access onto the en-suite.

## En-Suite

With a shower, hand basin and w/c.

## Bedroom Two

A second double bedroom to the front aspect with fitted storage cupboards.

### Bedroom Three

A double bedroom overlooking the rear aspect of the home with fitted wardrobes.

### Bedroom Four

A well sized single bedroom with fitted wardrobes to the rear aspect.

### Bathroom

A white bathroom suite with a p-shaped bath tub, over bath shower, hand basin, w/c and heated towel rail.

### Garage

A detached double garage to the side of the property with an up and over door to the front as well as a door to the rear. Providing handy parking and storage space with electrical supply and lighting.

### External

Set within a generous plot, there is a double driveway to the front leading to the double garage. At the rear is a large lawned garden with a patio and mature trees leading away from the home.

### Directions

For Satnav please use the postcode HD6 3UH

### 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



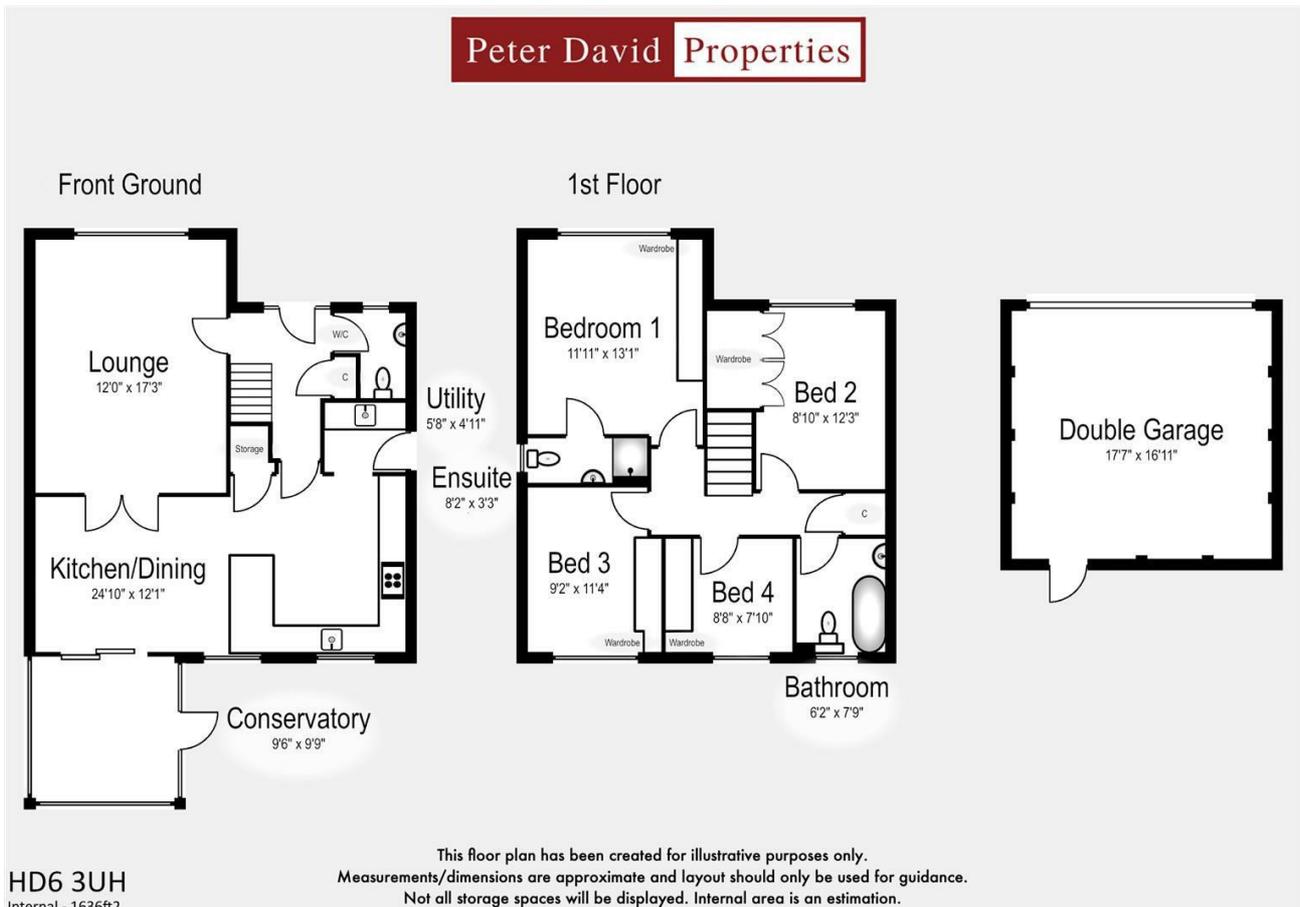
## Hybrid Map



## Terrain Map



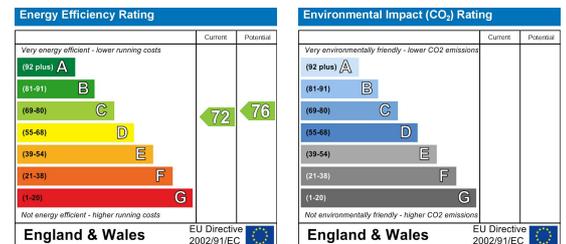
## Floor Plan



## 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



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