



2 Bracken Close

Brighouse, HD6 2HT

£245,000



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Situated in the tranquil Bracken Close, Brighouse, this spacious three-bedroom home offers an ideal setting for family living. Situated on a quiet cul-de-sac, the property provides a peaceful retreat while remaining conveniently close to local amenities and transport links.

Upon entering, you are welcomed into a spacious entrance hallway which leads into the open kitchen diner, perfect for family meals and entertaining guests. The kitchen is designed to be both functional and inviting, seamlessly flowing into a delightful conservatory extension. This bright and airy space is perfect for enjoying the garden views throughout the seasons, making it an excellent spot for relaxation or social gatherings. The living room provides a more formal relaxation space and provides a great environment for a cosy evening after a long day at work.

In addition to the main living areas, the property boasts a charming garden room, providing an extra space that can be utilised as a playroom, home office, or simply a quiet nook to unwind. The outdoor space is equally impressive, offering a garden that is both manageable and enjoyable, ideal for children to play or for hosting summer barbecues.

With three well-proportioned bedrooms, this home caters perfectly to families seeking comfort and space. Each room is designed to be versatile, allowing for personalisation to suit your family's needs.

This property is not just a house; it is a perfect family home that combines spacious living with a serene environment. If you are looking for a place to create lasting memories, Bracken Close is the ideal choice.

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

Entrance Hallway

A spacious entrance hallway leading into the front of the home and providing access to the living room and kitchen with understairs storage space.

Living Room

Overlooking the front of the home, the living room is tastefully decorated and provides a light and airy space to relax and unwind.

Kitchen Diner

To the rear of the property the kitchen has cream units and wooden countertops providing ample worksurface and storage space. Tiled flooring extends throughout and there is a white ceramic sink and drainer, built in oven and hob, dishwasher and washing machine and ceiling spotlights throughout.

Conservatory

Overlooking the rear garden with laminate flooring and window blinds, the conservatory leads out onto the rear garden through double doors.

Garden Room

Formerly the garage, the garden room has the potential for a variety of uses from home office, gym or play room. With double glazed windows, power and lighting the room has a number of flexible options to suit your needs. It also has a partitioned space for utilities.

Bedroom One

A double bedroom with plenty of space for wardrobes and furniture

Bedroom Two

A second double bedroom with ample living space.

Bedroom Three

A well sized single bedroom currently used as an office space.

Bathroom

With a hand basin, w/c, bath tub ad over bath shower.

External

The home is set back from the road with a gravelled front garden and patio area surrounded by mature trees. A driveway leads down the side of the home providing off road parking. To the rear is a lawn, patio and decked area, providing a private space for the family to relax on sunny days.

Directions

For Satnav please use the postcode HD6 2HT

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



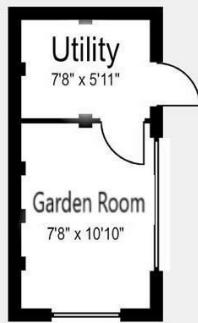
Terrain Map



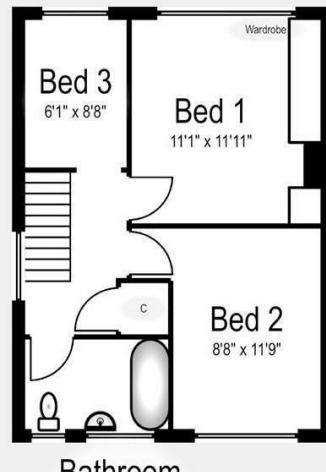
Floor Plan

Peter David Properties

Front Ground



1st Floor



Lounge
11'2" x 13'11"

Kitchen/Dining
17'5" x 9'8"

Conservatory
8'6" x 9'2"

This floor plan has been created for illustrative purposes only.

Measurements/dimensions are approximate and layout should only be used for guidance.

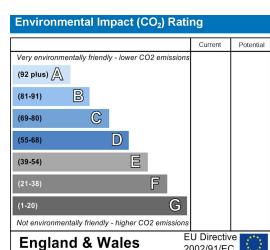
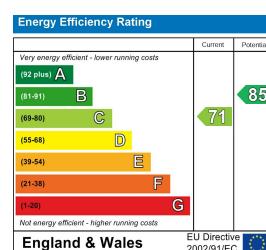
Not all storage spaces will be displayed. Internal area is an estimation.

HD6 2HT
Internal - 1022ft²

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.