



6 Healey Wood Road

Brighouse, HD6 1HJ

£650 PCM



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Available to let, is this one bedroom, unfurnished well presented property, within walking distance to Brighouse town centre. The property is conveniently located on a bus route and provides easy access to the M62 motorway network, for those who need to commute. The property is set over three floors and is well presented throughout, making it the perfect home for a first time buyer. Internally comprising: a living room, a kitchen diner, a double bedroom, and a house bathroom. Externally, there is a yard to the rear of the property. Newly decorated throughout, new carpet in living room, new bathtub and new tiles in kitchen. The property is close to all local amenities in Brighouse Town Centre, including the bus and train stations, shops and restaurants. EPC rating D. Council tax band A.

Book your viewing today!

Living Room

A spacious living room with a window to the front aspect.

Kitchen

An immaculately presented kitchen diner which is situated on the lower ground floor. Briefly comprising: an integral fridge freezer, washing machine, a four ring gas hob and electric oven, a Belfast sink, and a wood burning stove. Further benefitting from an under stairs utility area, original stone flagged flooring, and an external door to the rear aspect.

Landing

Providing access to the first floor and access to the loft.

Bedroom

A good size double bedroom with a window to the front elevation.

Bathroom

A three piece white bathroom suite which has part tiled walls, a tiled floor, and a window to the rear elevation.

External

Externally the property benefits from a yard to the rear aspect, and on street parking to the front.

Directions

For Satnav please use the postcode HD6 1HJ.

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.

Viewings

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

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.



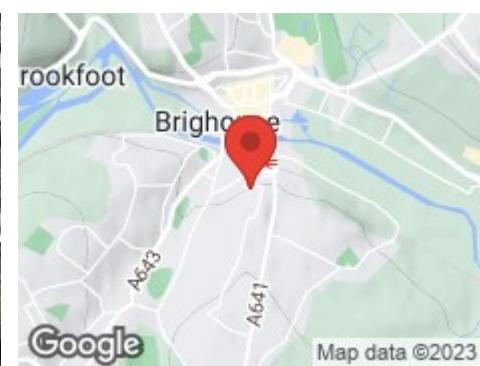
Road Map



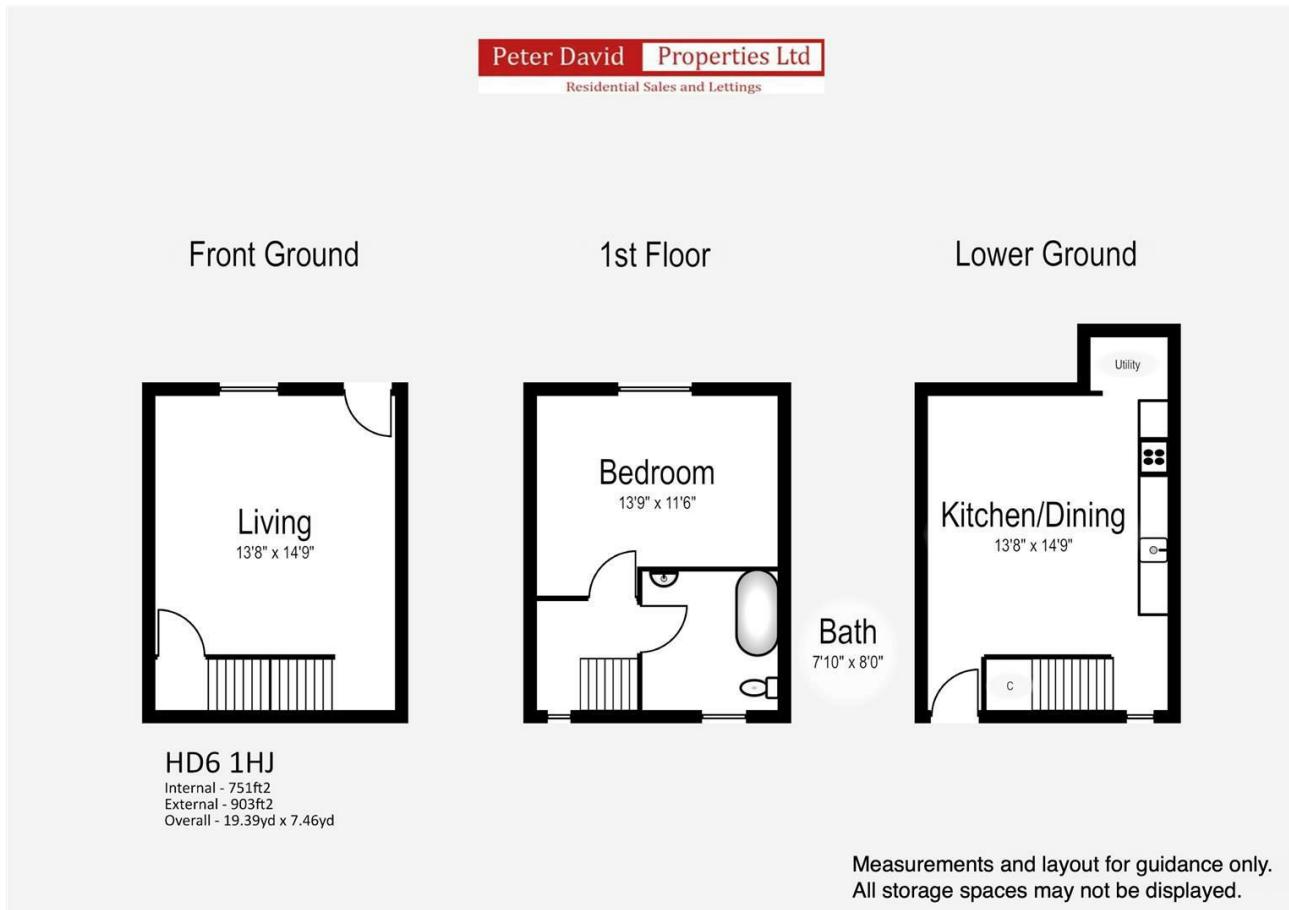
Hybrid Map



Terrain Map



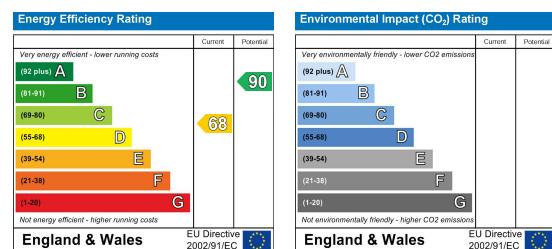
Floor Plan



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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