



### 6 Half House Lane

Brighouse, HD6 2PH

**£160,000**



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Hove Edge, Brighouse, HD6 2PH

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Perfectly situated on Half House Lane in Brighouse, this delightful two-bedroom end of terrace home presents an excellent opportunity for first-time buyers and young families alike. The property boasts a well-maintained interior, offering a warm and inviting atmosphere that is ready for you to make your own.

Upon entering, you are greeted by a welcoming Sun Room that leads into a spacious reception room, perfect for relaxing or entertaining guests. The sun room, a lovely addition to the home, allows for an abundance of natural light, creating a bright and airy space to enjoy throughout the year.

The two bedrooms are well sized, providing ample space for rest and relaxation. The bathroom is conveniently located, ensuring ease of access for all residents.

Outside, the property features a charming garden, ideal for outdoor activities or simply enjoying the fresh air. The driveway offers parking for one vehicle, adding to the convenience of this lovely home.

This property not only offers a comfortable living space but also presents the opportunity for updates and personal touches, allowing you to truly make it your own. With its prime location and appealing features, this end of terrace house is a wonderful choice for those looking to settle in Brighouse. Don't miss the chance to view this delightful home and envision the possibilities it holds for you and your family.

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

## Living Room

The living room overlooks the front of the home with views

over the garden. With a south facing aspect and a bay window, the room is flooded with natural light. A feature fireplace provides the focal point and decorative coving adds a further point of interest. A warm and neutral colour scheme gives a homely feel.

## Sun Room

To the side of the property with laminate flooring and window blinds, the sun room provides an entrance space into the home and offers flexible living space overlooking the garden.

## Kitchen Diner

The kitchen overlooks the rear of the home with white base and wall units providing plenty of storage space, as well as a pantry under the stairs. Laminate flooring runs throughout and there is a cooker, hob and sink, as well as space for a fridge freezer and washing machine.

## Rear Porch

Connecting the kitchen with the garden, this handy porch provides views over the rear of the home and is a perfect space for storing coats and shoes, and currently houses a tumble drier.

## Bedroom One

A double bedroom overlooking the front of the home with a large bay window and built in wardrobes.

## Bedroom Two

A well sized single bedroom to the rear of the home.

## Bathroom

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

## External

The property has a gated driveway and garden to the front which is kept private behind mature hedges. There is a paved rear garden providing a lovely outdoor space to sit outdoors on sunny days.

## Directions

For Satnav please use the postcode HD6 2PH

## 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



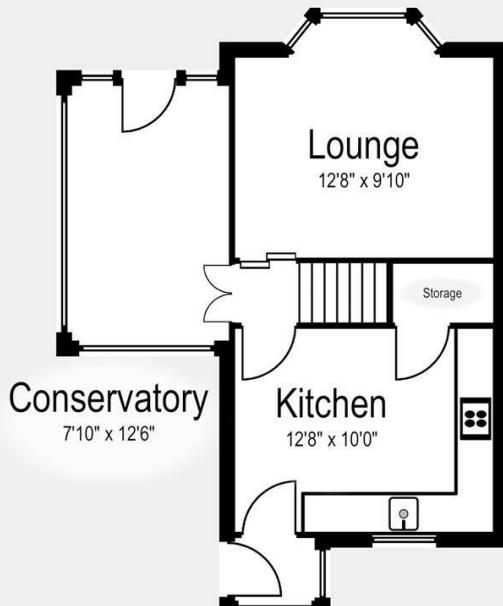
## Terrain Map



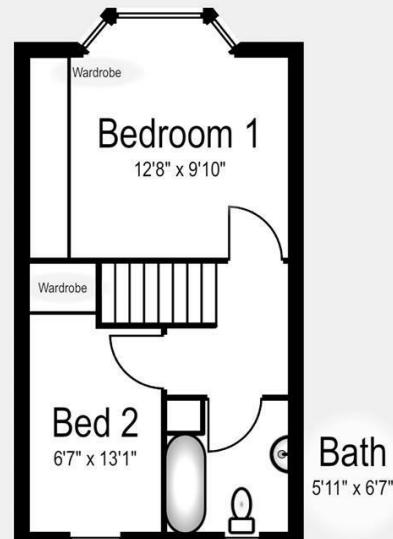
## Floor Plan

Peter David Properties

### Front Ground



### 1st Floor

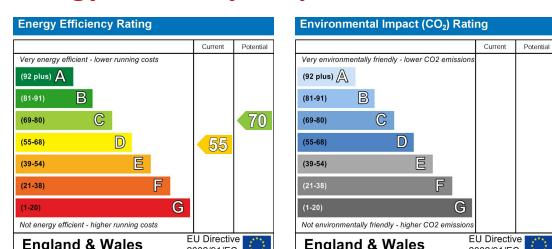


This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

## 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.