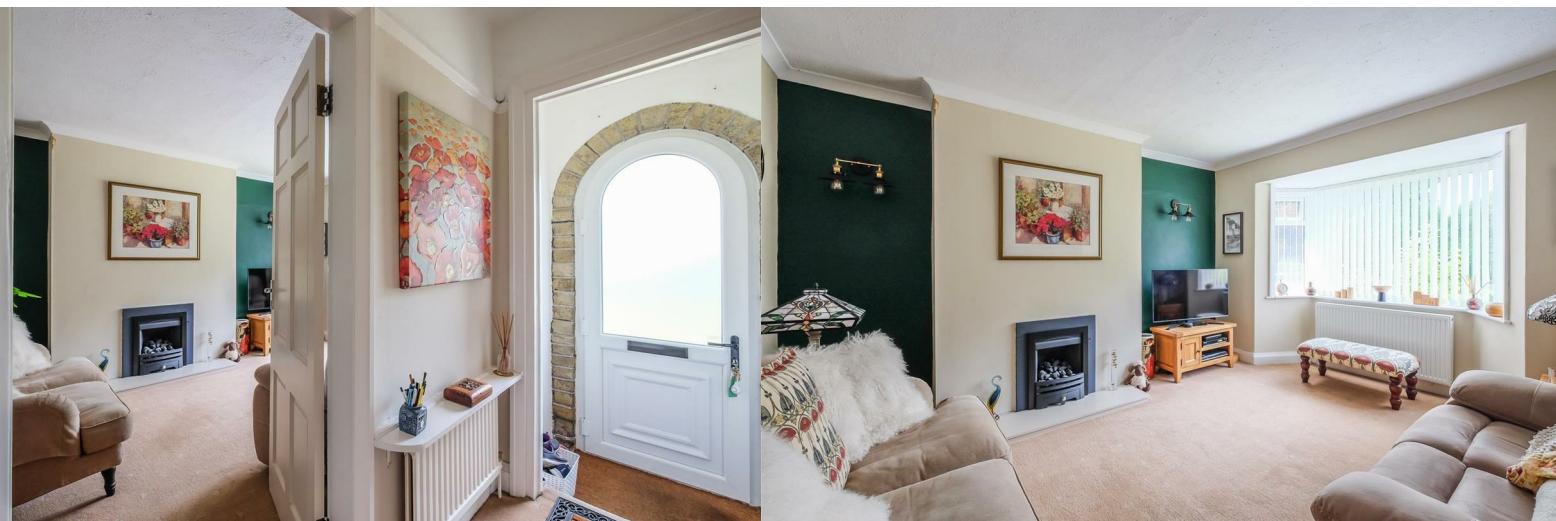




498 Bradford Road

Brighouse, HD6 4ED

£230,000



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Peter David Properties have an exciting opportunity to purchase a three bedroom dormer bungalow, offered for sale in a popular area of Brighouse! Internally comprising: an entrance porch and hallway, a dining room / sitting room, a lounge / fourth bedroom, a kitchen diner, a ground floor master bedroom, a ground floor bathroom, two double bedrooms to the first floor and ample storage. Externally, the property benefits from a garden to the front and an easy-to-maintain garden to the rear.

Well presented with recent works including a new kitchen, this property has a homely feel and needs to be seen to be fully appreciated.

Situated in Bailiff Bridge, the property is close to Brighouse town centre, is close to bus routes and is within close proximity of the M62 network. This property is likely to be very popular - book your viewing today!

****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

Accessed via an entrance porch, the hallway provides access to the ground floor accommodation. There is a useful storage cupboard housing the alarm.

Kitchen Diner

18'0" x 12'6" (5.49 x 3.81)

The kitchen features white wall and base units, integral appliances, tiled flooring and windows to the front and side. There is ample worksurface and storage space and the room opens onto the dining area.

Lounge / Fourth Bedroom

15'0" x 11'11" (4.57 x 3.63)

This large lounge has a bay style window to the front

aspect. With a coal effect gas fire, complete with a marble hearth. The room could also be used as a fourth bedroom if required.

Lounge Two / Dining Room

15'2" x 11'10" (4.62 x 3.61)

This large dining / sitting room has a large window to the front aspect which has been extended into a bay. This versatile space can be used as either a dining space or second living room.

Master Bedroom

12'2" x 11'0" (3.71 x 3.35)

This large master bedroom is situated on the ground floor. With a window to the rear garden.

Bathroom

8'0" x 5'11" (2.44 x 1.80)

The bathroom has fully tiled white walls and a three piece suite, comprising: a WC, a hand basin and a bath with an overhead hand-held shower. With a window to the rear aspect.

Landing

A good-sized landing with useful storage cupboards and a window to the rear elevation.

Bedroom Two

11'7" x 10'11" (3.53 x 3.33)

A large double bedroom with a window to the rear elevation. With a full wall of fitted wardrobes.

Bedroom Three

11'9" x 7'2" (3.58 x 2.18)

A large double bedroom with a window to the rear elevation. With fitted wardrobes / storage cupboards.

Exterior

To the front of the property there is a sloped pathway and

stairs leading upto the property. There is a front garden, with shrubbery and border-plants. To the rear of the property there is a large patio, and a pebbled garden.

Viewing

By appointment only.

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.

Directions

Use postcode HD6 4ED: From Brighouse town centre, take Bradford Road / A641. Continue to follow this road and the property is on the right hand side, before the Wyke Lion crossroads.

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.

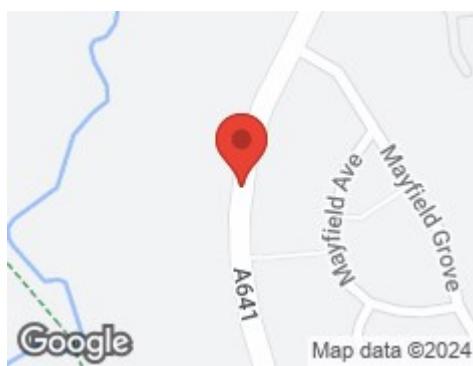
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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



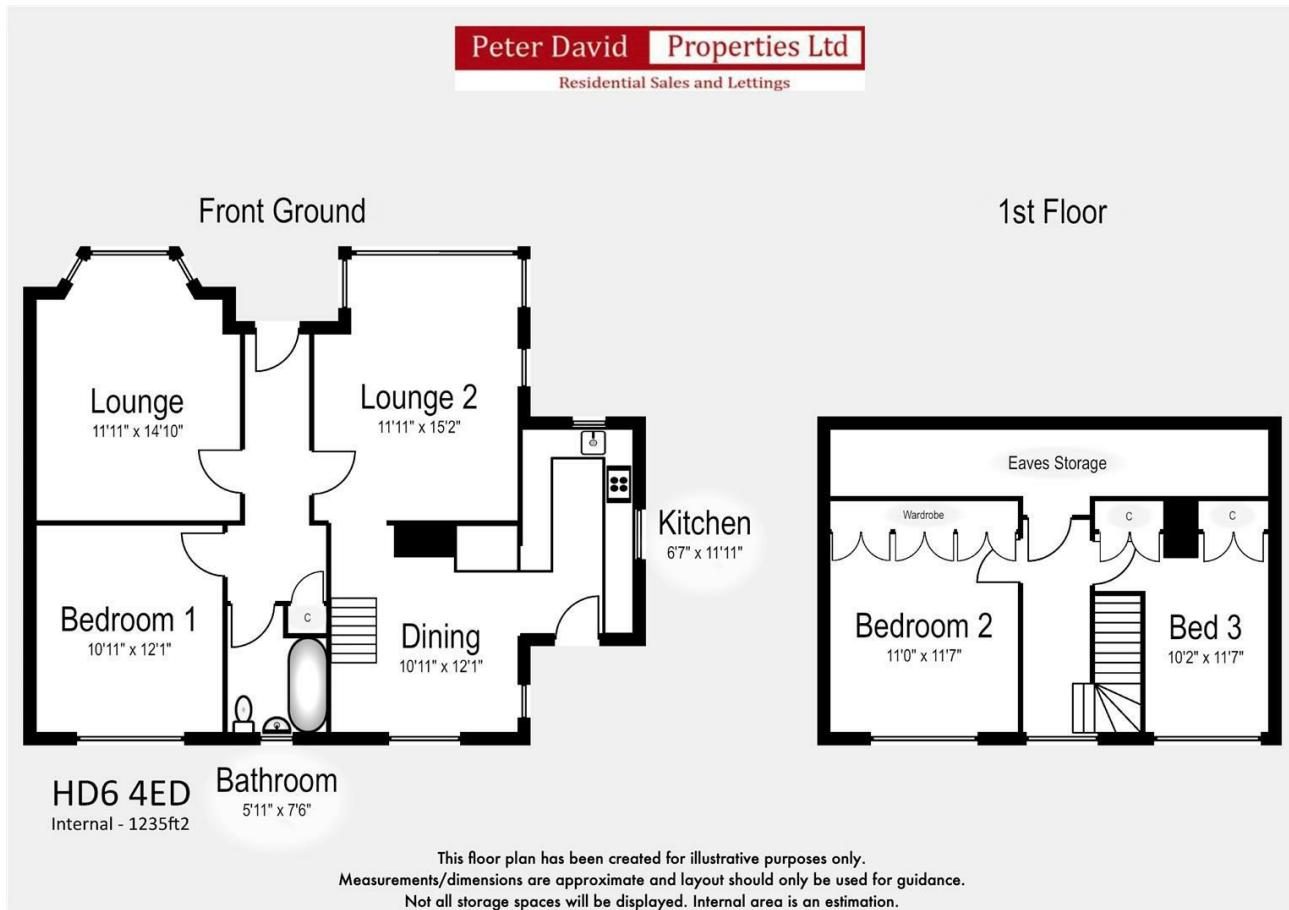
Hybrid Map



Terrain Map



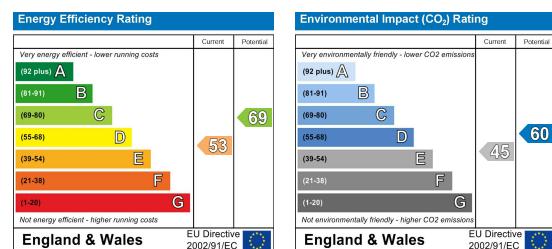
Floor Plan



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.