

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 64 Halifax Road

Brighouse, HD6 2EP

**£410,000**





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Hove Edge, Brighouse, HD6 2EP

**£410,000**



Located on Halifax Road in the charming town of Brighouse, this splendid three-bedroom detached house is a perfect haven for modern family living. The property has been thoughtfully extended over the years, offering an expansive and flexible living space that caters to the needs of contemporary life.

Upon entering, you will find three generously sized reception rooms as well as an office upstairs, providing ample space for relaxation and entertainment. The well-appointed kitchen is ideal for family meals and gatherings, ensuring that every culinary experience is enjoyable.

The exterior of the property is equally impressive, featuring well-maintained gardens to both the front and rear, perfect for outdoor activities or simply enjoying the fresh air. A driveway offers parking for multiple vehicles, while a double detached garage provides additional storage or parking options.

This home is presented to a high standard throughout, making it move-in ready for its new owners. Its location is particularly desirable, being close to local schools and amenities, and just a short distance from the vibrant Brighouse town centre. This property truly represents an excellent opportunity for families seeking a spacious and well-located home in a sought-after area.

## Entrance Hallway

A spacious entrance hallway with wooden laminate flooring and stained glass windows letting in plenty of natural light.

## Lounge

Overlooking the front of the home with wooden laminate flooring, coving to the ceiling and a feature wood burning stove. A bay window overlooks the front garden and the light colour scheme helps to provide an airy sense of space.

## Kitchen

A well sized kitchen with white base and wall units and contrasting dark grey worktops and tiled flooring. With ample storage and worksurface space and integrated appliances including an oven, hob and extractor, wine cooler, fridge, dishwasher and washer.

## Dining Room / Orangery

An extended open dining room which leads into an orangery with an insulated roof and windows providing a lovely outlook over the garden. With a tastefully presented terracotta colour scheme and French doors opening onto the garden this room provides a great entertaining space.

## Family Room

Spanning the full depth of the property this second living room has French doors opening onto the rear garden as well as windows overlooking the front garden which provides a lot of natural light. With a neutral colour scheme throughout this is a great space for the whole family to enjoy.

## W/C

With a w/c and hand basin.

## Bedroom One

A double bedroom master suite with French doors and a Juliet balcony overlooking the front of the home as well as windows overlooking the rear. With laminate flooring and a light neutral colour scheme, the room also has access to an en-suite w/c.

## En-Suite W/C

With a w/c and hand basin.

## Bedroom Two

A double bedroom to the front aspect with built in wardrobes.

## Bedroom Three

A double bedroom overlooking the rear of the home.

## Office

A single room currently used as an office.

## Bathroom

A fully tiled bathroom suite with with a bathtub, walk in shower, hand basin and w/c.

## Double Garage

A detached double garage at the end of the driveway which

has been used as a workshop space and provides great parking and storage options.

### External

The property is set back from the road behind a gated driveway and front lawn. The driveway extends past the side of the home and leads up to the detached double garage. At the rear the garden has been tastefully landscaped with block paving and artificial lawn to provide a perfect out door retreat offering privacy and a perfect entertaining space.

### Directions

For Satnav please use the postcode HD6 2EP

### 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.

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Road Map



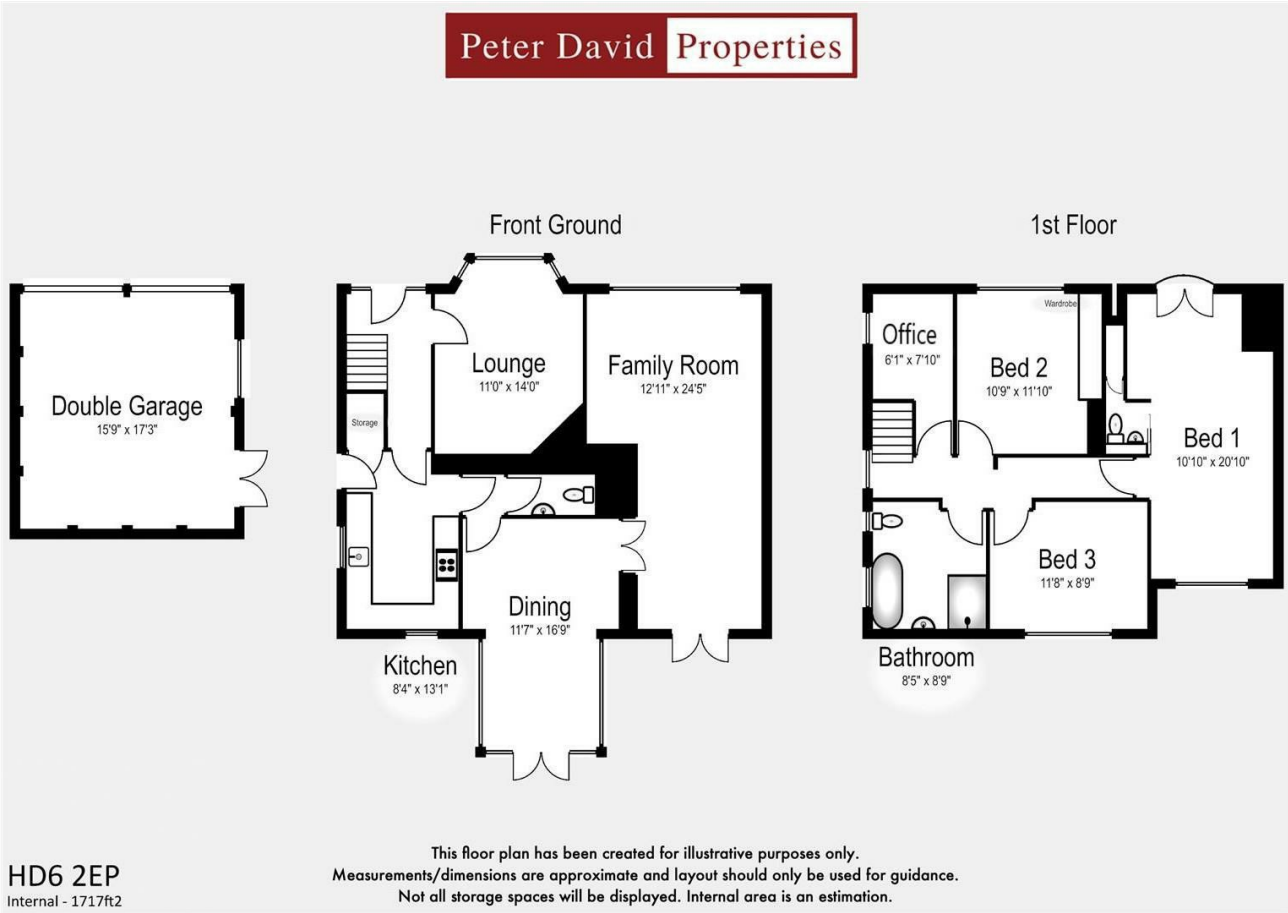
Hybrid Map



Terrain Map



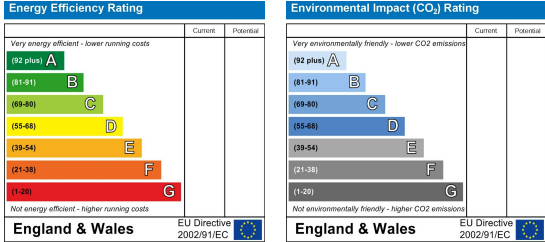
Floor Plan



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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