

Peter David

Properties Ltd

Residential Sales and Lettings



9 Clough Lane

Brighouse, HD6 3QQ

£190,000



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Nestled on Clough Lane in the charming town of Brighouse, this deceptively spacious house offers an exceptional living experience for families seeking both comfort and character. Boasting three generously sized double bedrooms, this property also features a large storage room that presents the exciting potential to be converted into a fourth bedroom, catering to the needs of a growing family.

The home is well presented throughout, having recently undergone tasteful decoration that enhances its inherent character features and details. With accommodation spread over four floors, including a convenient cellar utility room and an attic bedroom, this property provides ample space for relaxation and family activities.

Situated in a great location, the house is conveniently close to local schools and transport links, making daily commutes and school runs a breeze. This combination of space, character, and accessibility makes it an ideal choice for families looking to settle in a welcoming community.

Viewing this property is essential to fully appreciate all that it has to offer. Don't miss the opportunity to make this delightful house your new home.

** 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

spacious hallway leading in from the front of the home with period cornicing adding a sense of grandeur on arrival. With space to store shoes and laminate flooring, the area serves both style and practicality.

Living Room

A spacious living room overlooking the front of the home with ornate coving and ceiling rose providing points of

interest. A feature open fireplace provides the focal point which adds character, while a light and neutral colour scheme perfectly contrasts with a deep blue chimney breast adding a contemporary feel. Laminate flooring adds practicality to this flexible entertaining space.

Kitchen Diner

A spacious open kitchen diner with a belling range style cooker, cream base and wall units provide ample work surface and storage space and there is also room for an American style fridge freezer and a dishwasher. Pendant lighting elegantly illuminates the dining space making this a perfect environment for entertaining guests.

Cellar

A well sized cellar with a window allowing natural light, which also acts as a utility space, with plumbing for a washing machine as well as space for a drier.

Bedroom One

A well sized double bedroom overlooking the rear aspect with ample room for wardrobes and bedroom furniture. A light and neutral colour scheme perfectly complements the space.

Bedroom Two

A double bedroom overlooking the front of the home, currently set up as a nursery which is tastefully decorated with a light green colour scheme and beige carpets.

Bathroom

A four-piece bathroom suite benefiting from a feature claw-foot free standing bath tub, a corner shower, hand basin and w/c.

Bedroom Three

A double bedroom on the second floor with white walls and stylishly contrasting painted floorboards. With room for a desk / office set up and views over the rear elevation.

Office / Occasional Bedroom

Accessed from bedroom three, there is scope to partition and turn into a fourth bedroom subject to planning. Currently used as an office room but could also be utilised as a snug, office or large walk in dressing room.

External

There is a small courtyard to the front of the home. The property has on street parking to the front, as well as a parking space to the rear of the home.

Directions

For Satnav please use the postcode HD6 3QQ

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



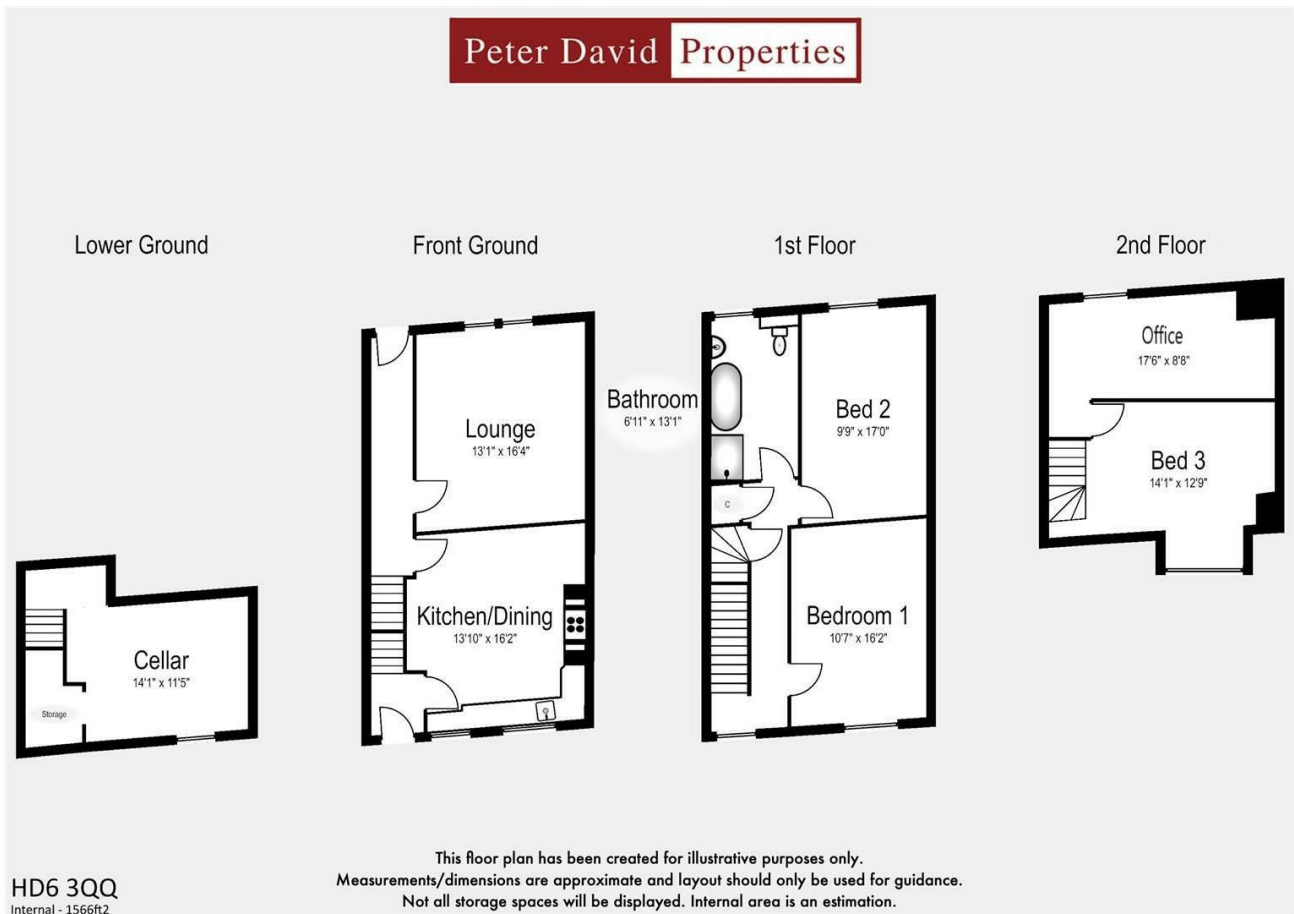
Hybrid Map



Terrain Map



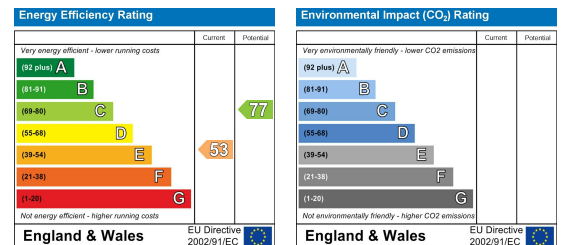
Floor Plan



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.