

Peter David

Properties Ltd

Residential Sales and Lettings



20 Wood View Grove

Brighouse, HD6 2EH

Offers In The Region Of £300,000



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A DECEPTIVELY SPACIOUS Semi-Detached property which offers a flexible layout and is well presented throughout. The property features TWO Double Bedrooms and could easily be adapted to make it into a Three Bedroom Home like other properties on the street.

With an open plan living area combining three rooms, and the addition of a self contained, professionally constructed Garden Office / Annexe, the home has a set up to suit any growing family.

The home is ideally located on a quiet and popular street, close to local amenities and schools, as well as being on the door step of green spaces and walks into the countryside.

This is a property which really needs to be seen to fully appreciate the space available.

Entrance Hallway

A spacious entrance hallway leading to the living room, kitchen and bathroom.

Living Room

An open plan L - shaped living room providing a spacious and flexible space. The room overlooks the front of the property with double windows allowing plenty of natural light.

Dining Room

Accessed from the living room through sliding doors and currently open plan to the kitchen, the dining room provides a second living room and has been utilised in other neighbouring properties as a downstairs bedroom so new owners have the

potential to change the rooms usage to a downstairs bedroom if they choose.

Kitchen

With built in appliances, stylish red work surface and gloss black cupboards, the kitchen leads into the utility room.

Shower Room

An over sized shower with sink and w/c. The shower room is tiled throughout and has a heated towel rail.

Utility Room

A useful extension to the property providing work surface space and room for white goods, the utility room overlooks the rear of the property with views over the garden.

Garden Room

A steel framed and insulated purpose built garden office provides an ideal space for anyone working from home, with a small business or as a multifunctional space for the family. Overlooking the garden, this room features light and power and is alarmed.

Bedroom One

A large double bedroom spanning the width of the upstairs with windows to the front and rear. As with the dining room, there is potential to add a bedroom to the upstairs space and having three smaller bedrooms.

Bedroom Two

A double bedroom overlooking the side of the property with added storage space.

External

With a garden to the front, a long driveway to the side, and a landscaped rear garden, there is plenty of outdoor space to enjoy. The rear garden is flagged with patio areas providing a low maintenance and private space in which to enjoy the outdoors.

Directions

For Satnav please use the postcode HD6 2EH

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

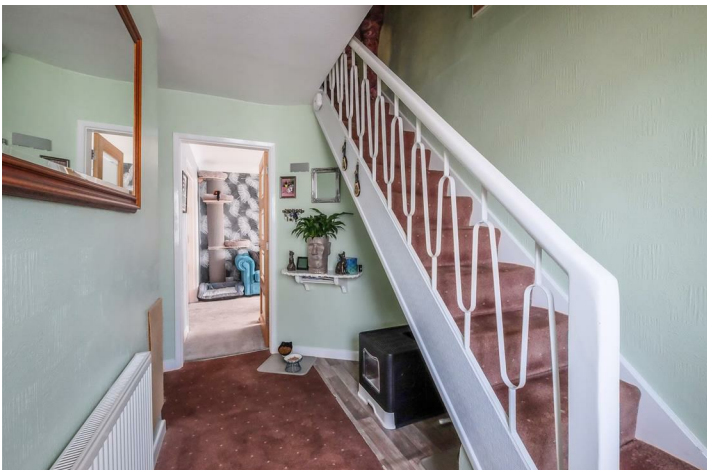
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



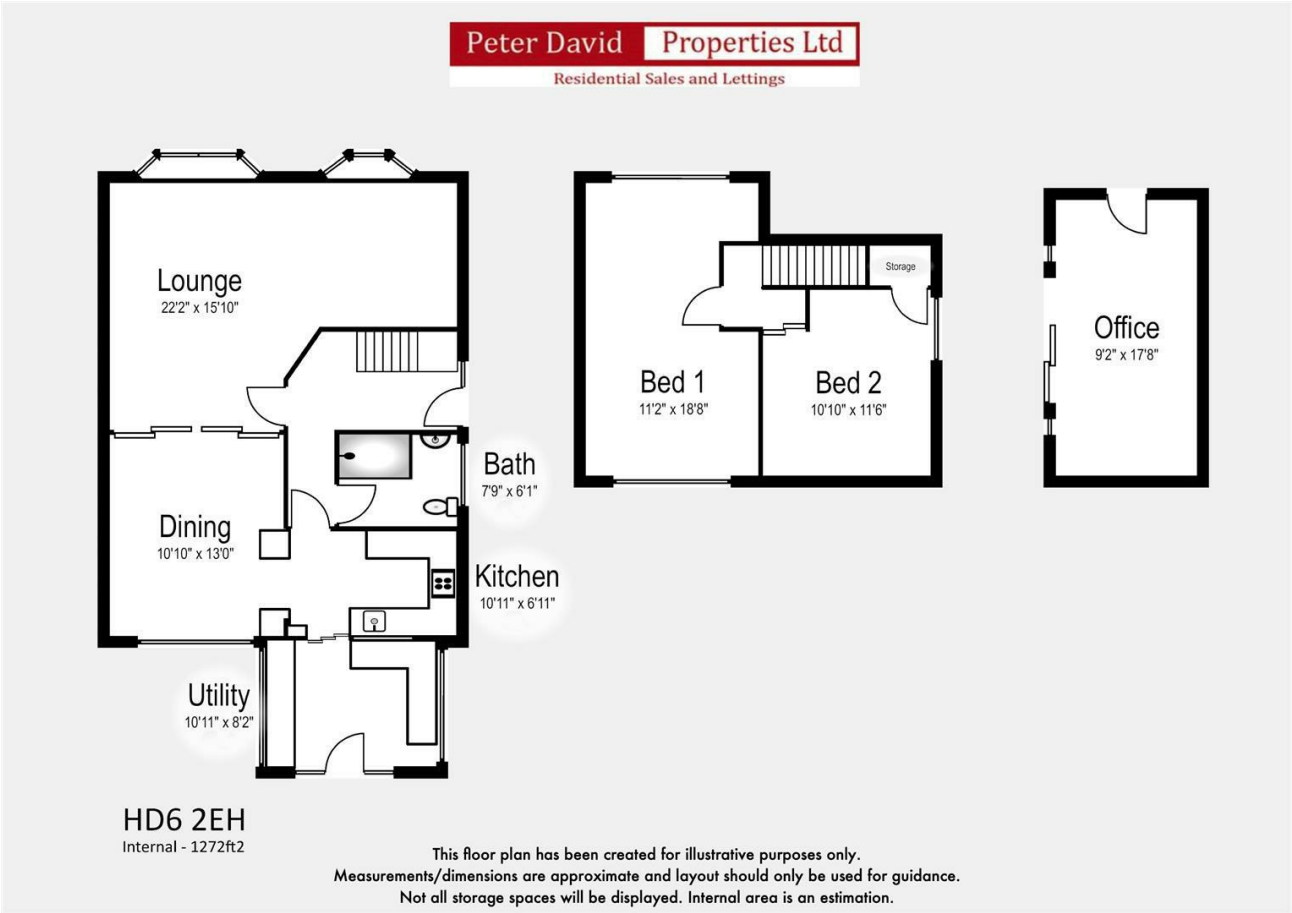
Hybrid Map



Terrain Map



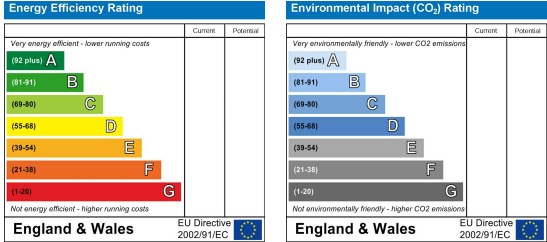
Floor Plan



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



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