

# Peter David

# Properties Ltd

Residential Sales and Lettings

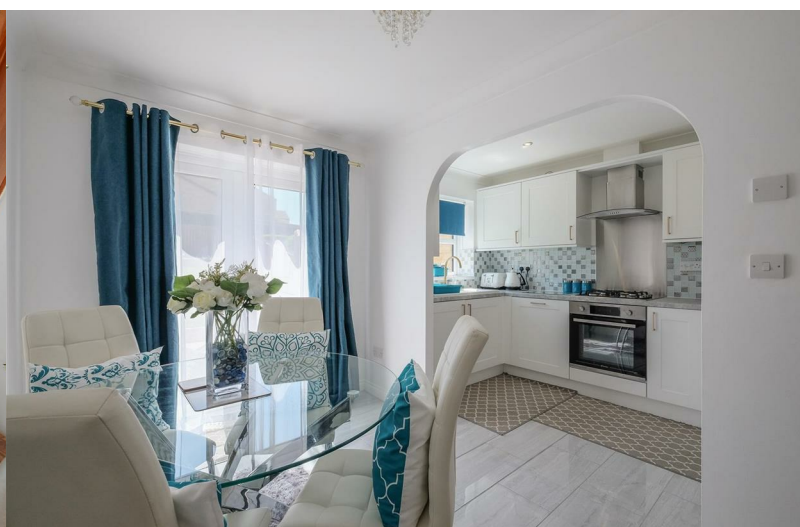


## 5 Belgrave Court

Brighouse, HD6 3ND

**£240,000**

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Rastrick, Brighouse, HD6 3ND

**£240,000**



Welcome to this beautifully presented three-bedroom family home located in the desirable area of Belgrave Court, Brighouse. This charming property has been thoughtfully renovated and showcases a high standard of finish throughout, making it an ideal family home for contemporary living.

As you enter, you will find a spacious reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining. The well-designed layout includes two bathrooms, featuring a convenient downstairs w/c and an en-suite in the master bedroom, ensuring comfort and privacy for all family members.

The property boasts a delightful south-facing landscaped rear garden, providing a serene outdoor space to enjoy sunny days and family gatherings. Additionally, there is off-road parking available for one vehicle at the front of the home, adding to the convenience of this lovely property.

Situated in an ideal location, this property is close to local schools, making it perfect for families with children. With its modern features and thoughtful design, this townhouse is well-suited to meet the demands of modern lifestyles. Do not miss the opportunity to make this stunning home your own.

## Entrance Hall

The entrance hall leads in from the front of the home providing access to the downstairs w/c and into the living room. Featuring tiled flooring and a wall mounted radiator.

## Downstairs W/C

With a white tiled suite, there is a w/c, hand basin and storage space as well as a radiator.

## Living Room

The living room overlooks the front of the home and has a

feature gas fireplace as the focal point. With laminate flooring and a white colour scheme, the room is light and airy and provides a perfect space in which to relax and entertain.

## Kitchen / Dining Room

An open plan kitchen diner which overlooks the rear garden through French Doors. The kitchen has white base and wall units which compliments the white colour scheme of the home, continuing the light and spacious feel. With ceiling spotlights, built in oven, hob and extractor and an integrated fridge freezer.

## Bedroom One

A well sized double bedrooms with built in wardrobes as well as access to the en-suite.

## En-Suite

With a walk in shower, w/c, hand basin and storage unit as well as a heated towel rail, the ensuite is beautifully presented in keeping with the rest of the home.

## Bedroom Two

A well sized bedroom overlooking the rear garden with a white colour scheme and grey carpet.

## Bedroom Three

A single bedroom to the rear of the home currently used as an office / dressing room with white walls and grey carpet.

## Bathroom

With a bath tub, w/c, hand basin and heated towel rail, this well appointed bathroom is complimented by ceiling spotlights and a light neutral colour scheme.

## External

The property benefits from a driveway to the front providing off road parking space. To the rear is a landscaped south facing garden with a tiered lawn and patio area.

## Directions

For Satnav please use the postcode HD6 3ND

## 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

