

Peter David

Properties Ltd

Residential Sales and Lettings



11 Anvil Street

Brighouse, HD6 1TP

£310,000



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Waring Green, Brighouse, HD6 1TP

£310,000



Nestled on Anvil Street in the charming town of Brighouse, this deceptively spacious terraced house offers an exceptional opportunity for families seeking a blend of character and modern living. With five well sized bedrooms, this home is perfect for those who require ample space for family life or guests.

The property boasts accommodation spread over three floors, providing a well-thought-out layout that maximises both comfort and functionality. The inclusion of a cellar adds valuable storage space, ensuring that the home remains clutter-free and organised.

As you step inside, you will be greeted by a well-presented interior that showcases delightful character features, including tall ceilings and period details that add a touch of elegance to the living spaces. The reception room is inviting and perfect for both relaxation and entertaining, while the two bathrooms, including en-suite facilities, cater to the needs of a busy household. There is also the added benefit of having a burglar alarm and CCTV installed.

One of the standout features of this property is the south-facing rear garden, which offers a sunny retreat for outdoor enjoyment. Whether you wish to cultivate a garden, host summer barbecues, or simply unwind in the fresh air, this space is sure to impress.

Located within walking distance of Brighouse town centre, residents will benefit from easy access to a variety of local amenities, including shops, schools, and transport links. This home is not just a property; it is a lifestyle choice that combines convenience with the charm of a well-loved family home. Do not miss the chance to make this delightful residence your own.

Entrance Hallway

Leading in from the front of the home and providing access to the living room and kitchen, the entrance hall has an open wooden staircase and a deep blue feature wall.

Living Room

Overlooking the front aspect of the home, the living room

has a feature fireplace which perfectly suits the character of the home. Ceiling rose and coving add further points of interest and a white colour scheme adds to the sense of space.

Kitchen Diner

A spacious open kitchen diner with white base and wall units and oak worktops, a large Rangemaster oven and hob, a ceramic sink and drainer and a built in dishwasher. Ceiling spotlights illuminate the room effectively and the kitchen overlooks the rear garden.

Utility Room

Leading off the kitchen and providing external access out onto the rear garden, the utility has built in units and space for a washing machine.

Cellar

The cellar provides additional storage space with room for further development should you wish.

Bedroom One

A double bedroom on the second floor with a window over the rear aspect and an additional Velux window. White walls and grey carpets with a contrasting black feature fireplace.

En-Suite

With a rainfall shower, hand basin, w/c and heated towel rail.

Bedroom Two

A second double bedroom on the second floor with white walls, grey carpet and views over the front aspect with a feature fireplace.

Bedroom Three

A double bedroom on the first floor with a feature fireplace, a white, neutral colour scheme and grey carpet provide a light and airy feel.

Bedroom Four

A double bedroom to the front aspect also boasting a feature fireplace with a light neutral colour scheme and dark grey carpet.

Bedroom Five

A well sized single bedroom to the front of the home with a light blue colour scheme to the walls.

Bathroom

A four piece bathroom suite with a bath tub, walk in wet room style shower, hand basin and w/c. With tiled flooring and underfloor heating the bathroom also features an illuminated vanity unit on the wall.

External

Set back from the road in an elevated position with stone steps leading up to the front of the home, and a low maintenance paved rear garden with a south facing aspect and views over the surrounding landscape.

Directions

For Satnav please use the postcode HD6 1TP

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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