

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 12 Edward Street

Brighouse, HD6 2BD

£85,000



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Waring Green, Brighouse, HD6 2BD

£85,000



Nestled on Edward Street in the charming town of Brighouse, this mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a welcoming open living kitchen, perfect for entertaining or enjoying family meals. The double bedroom offers a comfortable retreat, while the thoughtfully designed through by light single bedroom can serve as a child's room, guest room or a home office.

The home also benefits from a cellar, providing additional storage and utility space, which is always a valuable asset in a terraced property. The location is particularly appealing, as it is within walking distance of local schools, convenient transport links, and a variety of amenities, ensuring that everything you need is just a short stroll away.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are looking to settle down in a friendly community or seeking a sound investment, this house on Edward Street is a wonderful choice. Don't miss the chance to view this charming home and envision the possibilities it holds. The property is freehold and benefits from gas central heating.

## Entrance Hall

Leading in from the front of the home, the entrance hall provides access onto the living room and upstairs to the first floor accommodation.

## Open Living Kitchen

With a window to the front aspect, the living space is light and neutral in colour and has a gas fireplace as focal point. The red kitchen cabinets provide plenty

of storage space and there is an oven and hob, a modern sink, and a fridge freezer.

## Cellar

Accessed from the kitchen, the cellar has been used for additional utilities including a washing machine.

## Bedroom One

A double bedroom to the front of the home with a light red carpet.

## Bedroom Two

A single bedroom with frosted windows allowing light coming from bedroom one.

## Bathroom

With a bath tub, over bath shower, w/c and hand basin, the bathroom has a wood panelled ceiling and tiled walls.

## Directions

For Satnav please use the postcode HD6 2BD

## 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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