

Peter David

Properties Ltd

Residential Sales and Lettings



97 Stratton Road

Brighouse, HD6 3TY

£230,000



97 Stratton Road

Woodhouse, Brighouse, HD6 3TY

£230,000



Offered for sale with NO UPWARD CHAIN is this HIGHLY DESIRABLE two bedroom BUNGALOW. The property is situated in a PRESTIGIOUS AREA, close to Brighouse town centre, the train station and easily accessible for the M62 network. There is a large GARDEN to the rear, featuring both a patio and a lawn. There is also a long driveway providing off road parking and a detached, single GARAGE. Internally comprising: a kitchen, a living room, two double bedrooms and a bathroom. RARE TO THE MARKET, the property is likely to be popular and internal viewings are recommended - books your today!

Kitchen Diner

A good sized kitchen diner with wood wall and base units, space for free-standing appliances and a window to the front aspect.

Living Room

A large living room with a window to the front aspect.

Bedroom One

A large double bedroom with a window providing lots of natural light.

Bedroom Two

A good sized second bedroom which could also be used as a reception room.

Bathroom

The bathroom has a pleasant three piece suite, comprising: a WC, hand basin and and a bath.

External

The property is located on a quiet residential street and the property has a long driveway leading to the detached single garage, providing plenty of parking.

There is an easy to maintain front lawn and a good-sized garden to the rear, part patio and part lawn. The garden is private and has an open outlook.

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Directions

For Satnav please use the postcode HD6 3TY

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

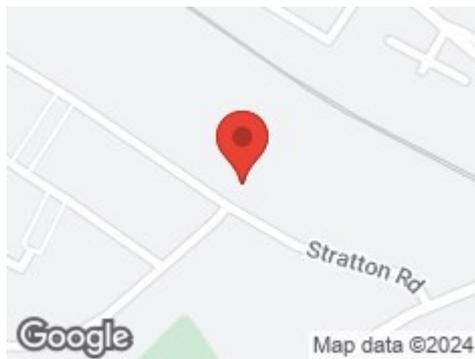
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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



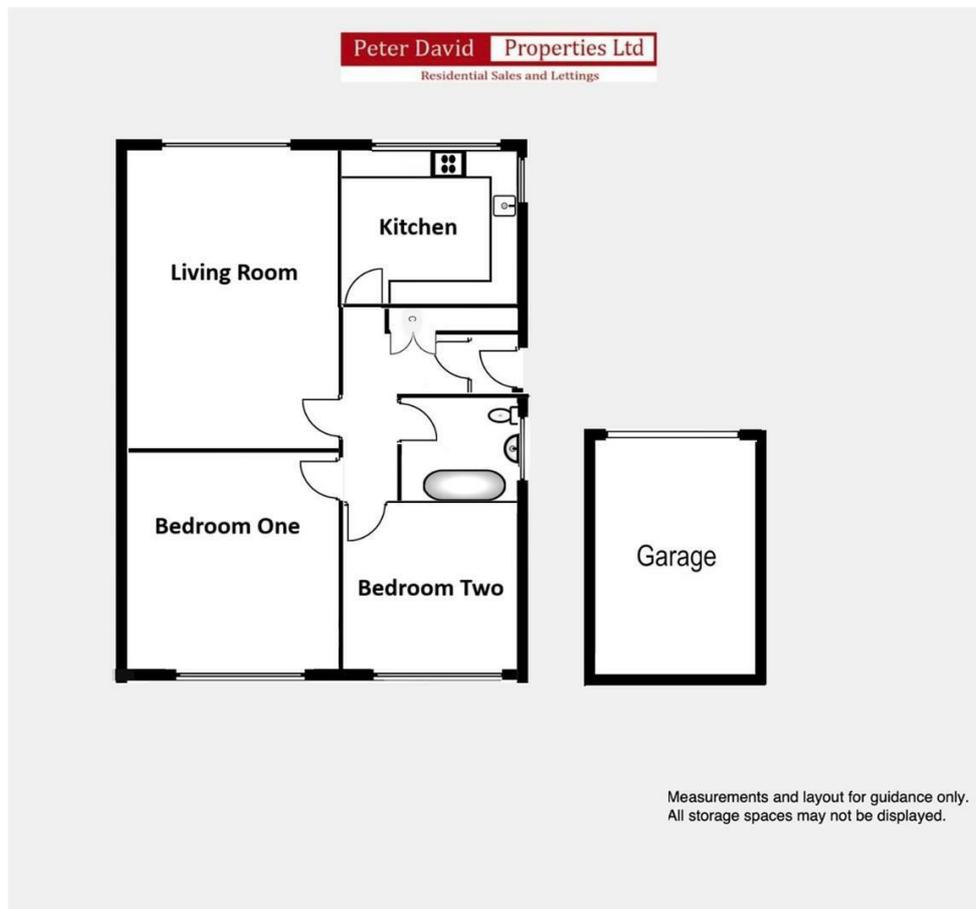
Hybrid Map



Terrain Map



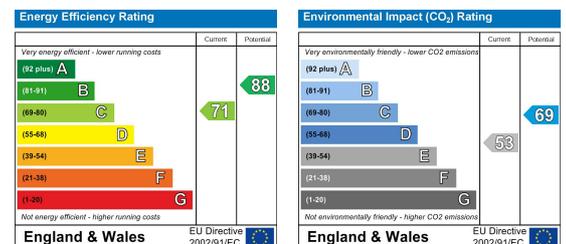
Floor Plan



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.

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