



### 63 Bracken Road

Brighouse, HD6 2HX

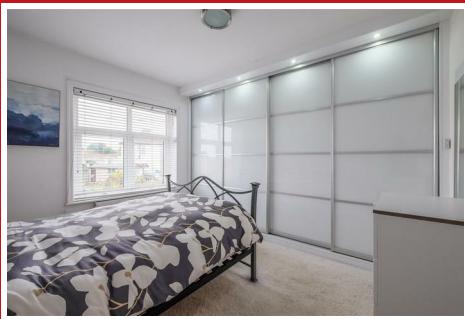
**£375,000**



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DECEPTIVELY SPACIOUS THROUGHOUT is this well-presented, EXTENDED, semi-detached property which has been well looked after by the current owner. Located just minutes from Brighouse town centre and close to sought after schools, the property has everything needed to suit family life. Internally comprising: an entrance hallway, a living room, an open plan living kitchen diner with direct access to the rear garden, a ground floor WC and useful under-stairs storage, three bedrooms to the first floor, a bathroom to the first floor and a fourth bedroom to the attic. The property benefits from GREAT EXTERNAL SPACE in the form of a block-paved driveway providing off-road parking, a substantial rear garden which is both well-maintained and private, a single garage and a summer house. The property has period features including cast iron fireplaces and decorative ceilings. Secure with CCTV and alarm. Internal viewings are highly recommended - book yours today!

This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway.

## Entrance Hall

A well-presented entrance hallway with a panelled staircase to the first floor accommodation.

## Living Room

A large, bright living room with the focal point being the cast iron open fireplace, complete with a tiled hearth. There are built in cupboards and shelving, a decorative ceiling and a large window to the front aspect.

## Living Kitchen Diner

A large, versatile space with a spotlight ceiling and doors providing external access to the rear garden. The kitchen features white gloss wall and base units, white granite work surfaces, a corner inset stainless sink and drainer and

integral appliances, including: Bosch dishwasher, fridge freezer and washing machine. There is space for a large 5-ring gas cooker and an overhead extractor fan (current one to be agreed by separate negotiation and not included in the sale). There is a modern, living flame fire to the living area and velux windows allowing plenty of natural light.

## Ground Floor WC

A useful ground floor WC, providing access to storage under the stairs. There is a window to the side aspect, a hand basin and a spotlight ceiling.

## Landing

Window to the side aspect.

## Bedroom One

A large double bedroom with sliding wardrobe doors, benefiting from overhead lighting. Window to the front aspect.

## Bedroom Two

A double bedroom with a window to the rear elevation, overlooking the garden. Featuring a cast iron fireplace.

## Bedroom Four

Ideal for a study, this room has a window to the front elevation.

## Bathroom

A fully tiled bathroom with a window to the rear elevation and a chrome towel rail. There is a mirrored vanity unit and a three piece suite, comprising: a WC, a hand basin and a 'P' bath with an overhead shower.

## Bedroom Three

This fully converted attic offers an additional double bedroom. Accessed via a staircase and with velux windows. Storage in the eaves.

## External

To the front of the property there is a driveway providing off-road parking. There are two large storage boxes to the side of the property and side access to the rear of the property. There is a large single storage garage and a large garden with a patio and lawn. The garden is very well-maintained. There is an electric charging point.

## Viewings

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

## Directions

For Satnav please use the postcode HD6 2HX

## 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



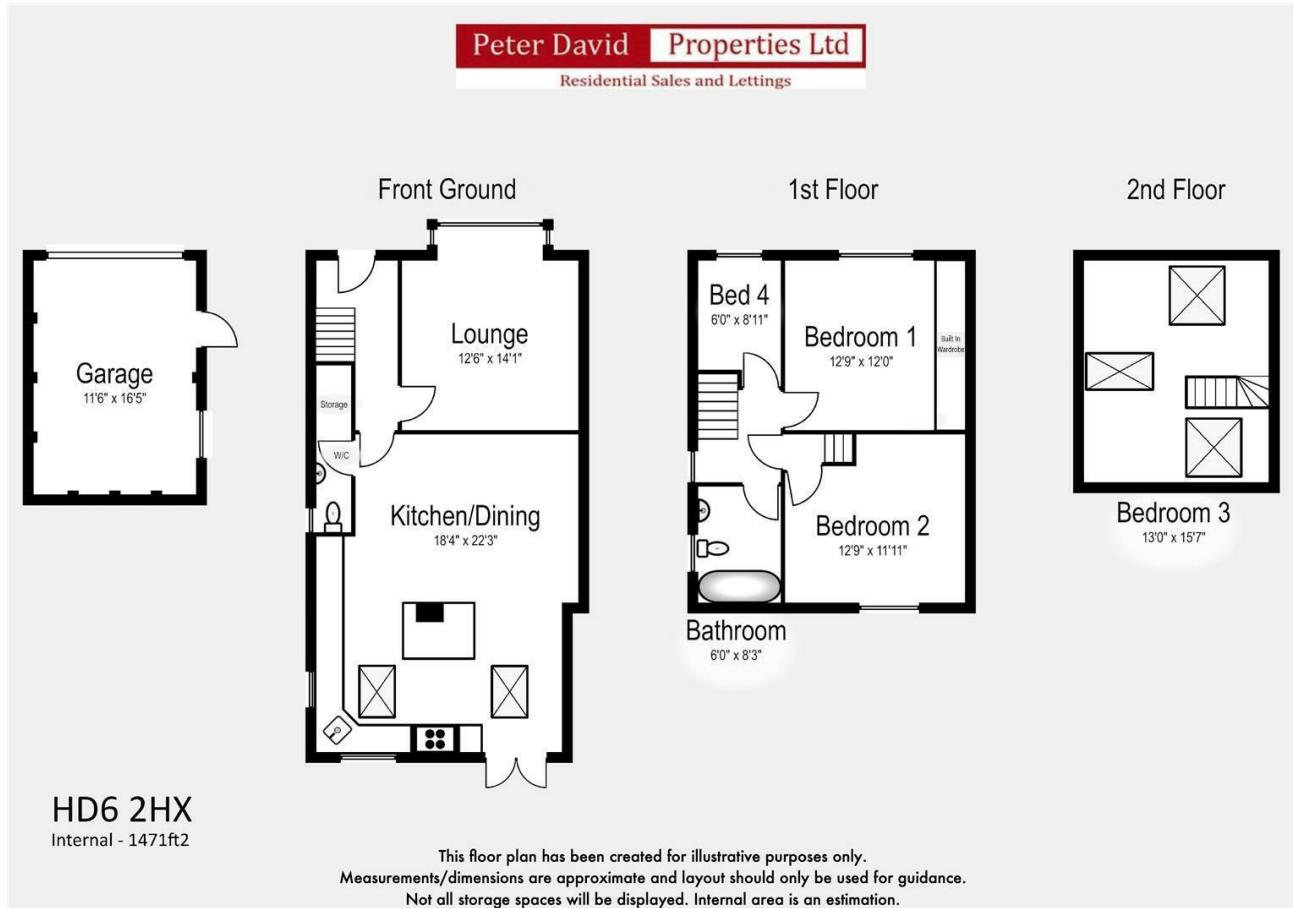
## Hybrid Map



## Terrain Map



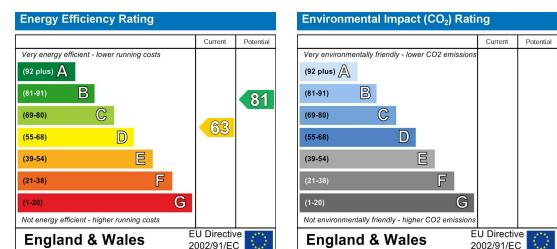
## Floor Plan



## 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.