Peter David Properties Ltd

Residential Sales and Lettings



3 Lister Street

Brighouse, HD6 2AH

£315,000

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Nestled in the charming area of Lister Street, Brighouse, this delightful terraced house offers a perfect blend of comfort and practicality. With four generously sized double bedrooms, this property is ideal for families or those seeking extra space. The open plan kitchen diner is a standout feature, providing a bright and airy space that overlooks the garden, making it perfect for entertaining or enjoying family meals.

The ground floor shower room adds convenience, while the utility room enhances the functionality of the home, ensuring that daily chores are easily managed. Additionally, the property boasts a garage and a driveway, providing ample parking and storage options.

Situated in a great location, this home is just a stone's throw away from the vibrant town of Brighouse, where you can enjoy a variety of shops, cafes, and local amenities. This property truly offers a wonderful opportunity for comfortable living in a sought-after area. Don't miss the chance to make this lovely house your new home.

Entrance Hallway

A spacious entrance hallway leading in from the front of the home providing access to the living room, kitchen diner and shower room. With laminate flooring running throughout and a light neutral colour scheme, there is plenty of spaces for coats and shoes on arrival.

Living Room

Overlooking the front aspect with a feature gas fireplace as the focal point, the living room is bright and airy and well presented in keeping with the home.

Kitchen Diner

An open kitchen diner with views overlooking the rear garden and French doors opening out to provide direct access. The kitchen has cream units with grey countertops providing ample worksurface and storage space, as well as breakfast bar. With a built in oven, gas hob and extractor, sink and drainer, space for a dishwasher and American style fridge freezer. The dining area has storage and shelving built in with high ceilings and a light colour scheme adding to the sense of space. There is also a useful understairs storage cupboard.

Utility Room

With space for a washer and drier as well as extra storage space.

Ground Floor Shower Room

A fully tiled shower room with walk in shower, hand basin, w/c and heated towel rail, the shower room provides a practical addition to the home.

Bedroom One

A double bedroom to the front of the home with red carpets and a cream colour scheme.

Bedroom Two

A double bedroom to the rear aspect with grey carpet and a white and purple colour scheme.

Bathroom

With a bath tub, hand basin and w/c as well as useful shelving and storage space.

Bedroom Three

A double bedroom on the second floor with velux window and exposed wooden beams.

Bedroom Four

A double bedroom on the second floor with velux window and exposed wooden beams.

External

Set back from the road, the home has a driveway with an

EV charger to the side of the home leading up to the garage and a paved courtyard at the front. The rear garden has mature trees to the borders and a lawn extending away from the home, as well as a patio area, providing a great entertaining space for friends and family.

Garage
Ideal for additional storage or parking space.

Directions
For Satnav please use the postcode HD6 2AH

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.

PLEASE NOTE
1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 + VAT (£30 total) per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
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



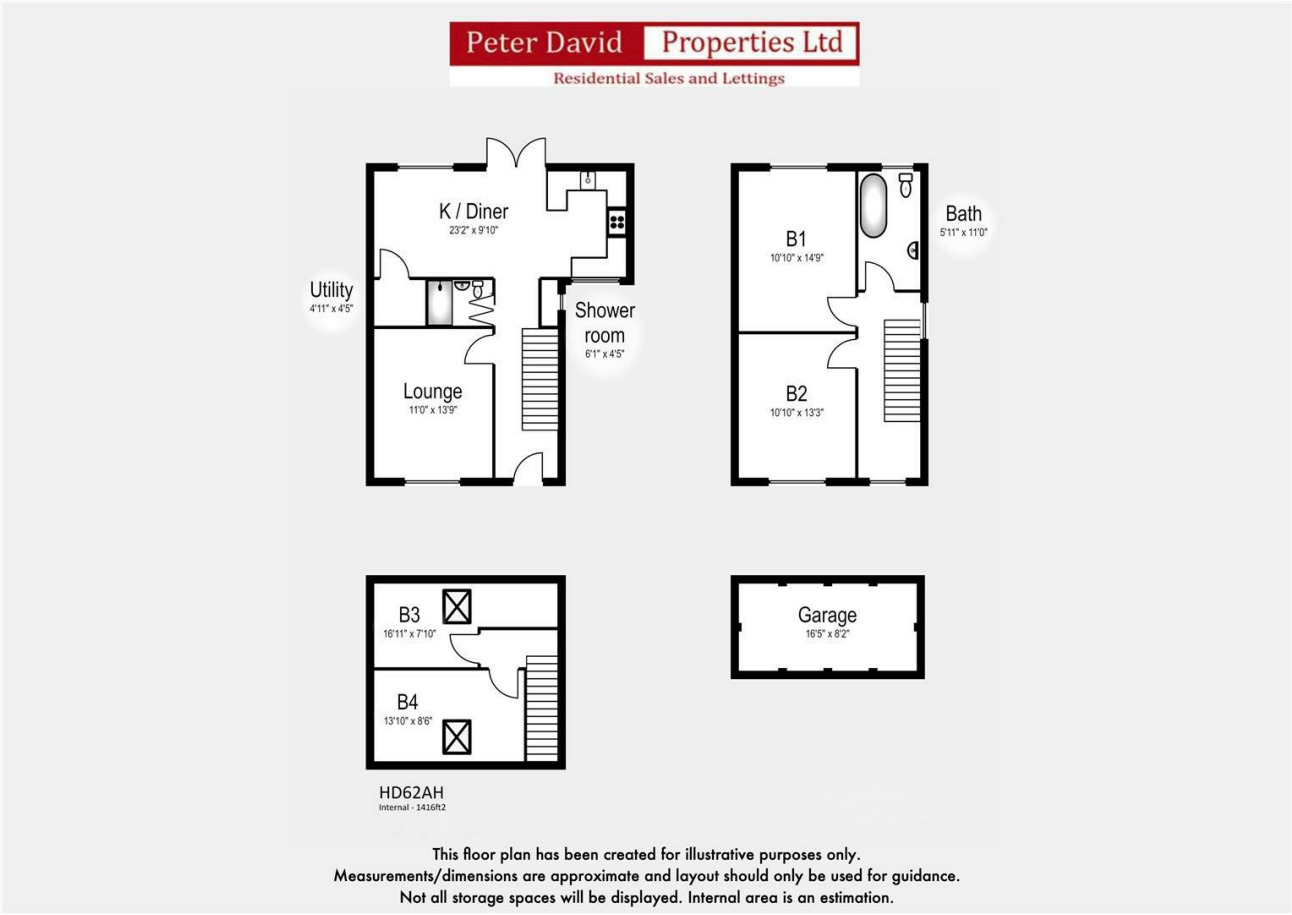
Hybrid Map



Terrain Map



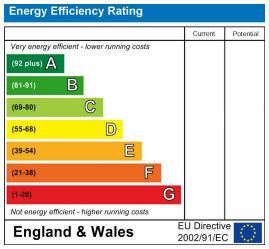
Floor Plan

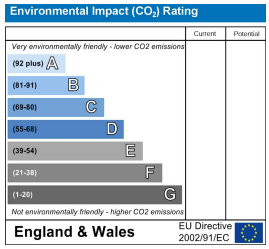


Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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