



437 Halifax Road

, HD6 2PE

O.I.R.O £215,000



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Peter David Properties are pleased to present to the open market this IMMACULATEDLY PRESENTED property, situated in the SOUGHT AFTER LOCATION of Hove Edge. The property is situated within walking distance to good schools, is within easy access of Brighouse town centres, close to the M62 motorway network, and walking distance to the local amenities. Given its sought after and convenient location, this property could be the perfect home for a couple or young family.

Internally comprising: an entrance hallway, an open plan kitchen diner, a living room, two double bedrooms, and a house bathroom. Externally, there is a good size rear garden, to the front there is off road parking on a driveway. Please contact Peter David Properties to arrange a viewing.

Entrance Hall

Entering the property you are greeted into the entrance hall which provides access to the living room, dining kitchen and stairs rise to the first floor.

Living Room

Located to the front of the property, this spacious room holds plenty of space for free standing furniture. To the centre of the room is the gas fire. Windows look out to the front of the property.

Dining Room

The dining room holds space for a range of furniture. To the centre of the room is the open fireplace with multi-fuel burner.

Kitchen

The kitchen comprises; spaces for a fridge and freezer, plumbing for a washing machine, rangemaster cooker, 1 1/2 sink and drainer, cream

wall and base units with wood effect worktops. Windows look out to the rear of the property.

Bedroom One

Located to the front of the property is the spacious master bedroom holds plenty of space for free standing furniture as well as including fitted wardrobes. Bay windows look out to the front of the property.

Bedroom Two

Located to the rear of the property this double bedroom benefits from fitted wardrobes and a window looking out to the rear of the property.

House Bathroom

Comprising Bath with electric shower, WC, and wash hand basin.

Exterior

To the front of the property there is parking for two cars and to the rear there is a lawned area and paved area, perfect for garden furniture. There is a garage with electric supply and up and over door.

Directions

For Satnav please use the postcode HD6 2PE

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.

Viewings

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

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



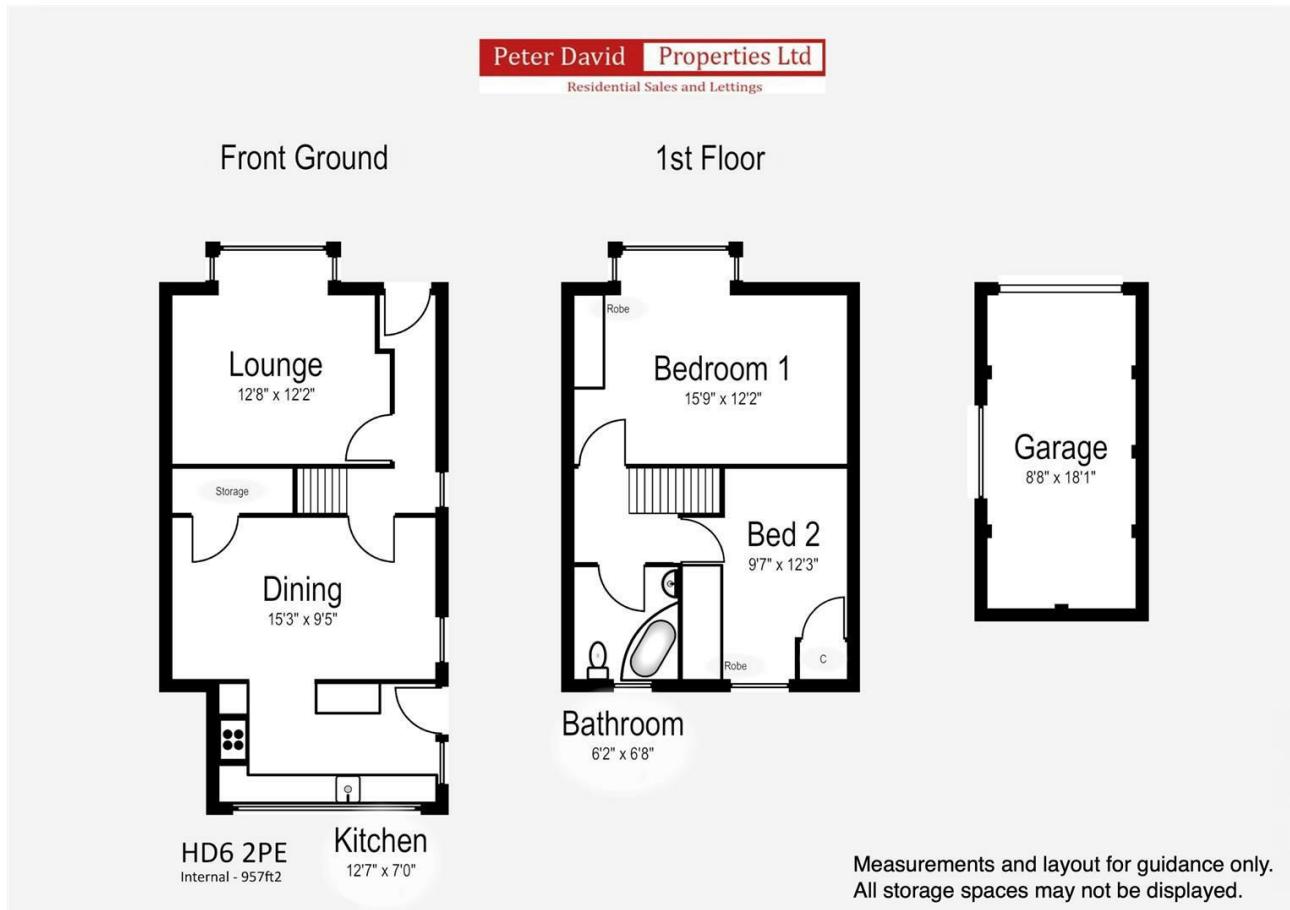
Hybrid Map



Terrain Map



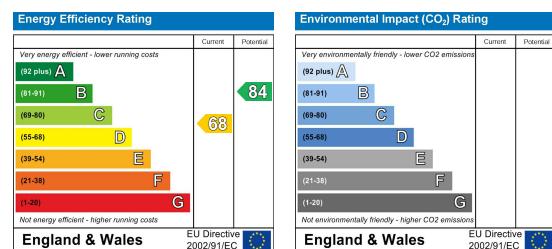
Floor Plan



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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