Peter David Properties Ltd

Residential Sales and Lettings

16 Malham Road

, HD6 3JY

£800 PCM

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Brighouse, HD6 3JY

£800 PCM

Offered to the market is this two bedroom semi-detached house located within a short distance to Brighouse Town Centre. The property briefly comprises; dining/kitchen, living room, two double bedrooms, bathroom with both front and rear gardens. Located close to local amenities and well regarded schooling as well as being located withing close distance to motorway access for commuters.
Viewings are highly recommended.
Council tax A
EPC C

Entrance Hall
Entering the property you are greeted into the entrance hall which provides space for storing outside garments. Providing access to the living room and stairs rise to the first floor.

Living Room
The spacious living room with window to the front providing natural light. To the centre of the room is the electric fire with fire surround and wooden mantlepiece.

Kitchen/Diner
The spacious kitchen/diner positioned to the rear of the property has space for a full range of appliances such as electric cooker, washing machine and fridge freezer. There is space for a dining suite and a cupboard provides storage. There is an external side door.

Bedroom One
Located to the front of the property is this double bedroom with fitted cupboard for storage. The room provides plenty of space for free standing furniture.

Bedroom Two
This double bedroom positioned to the rear of the property with space for free standing furniture.

Bathroom
This tiled bathroom comprises; WC, wash hand basin, bath with electric shower above and obscured window providing natural light.

Exterior
To the front of the property is a gravelled area. A paved pathway provides access to the side and rear of the property. To the rear is a gravelled garden with patio area.

Directions
For Satnav please use the postcode HD6 3JY

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.

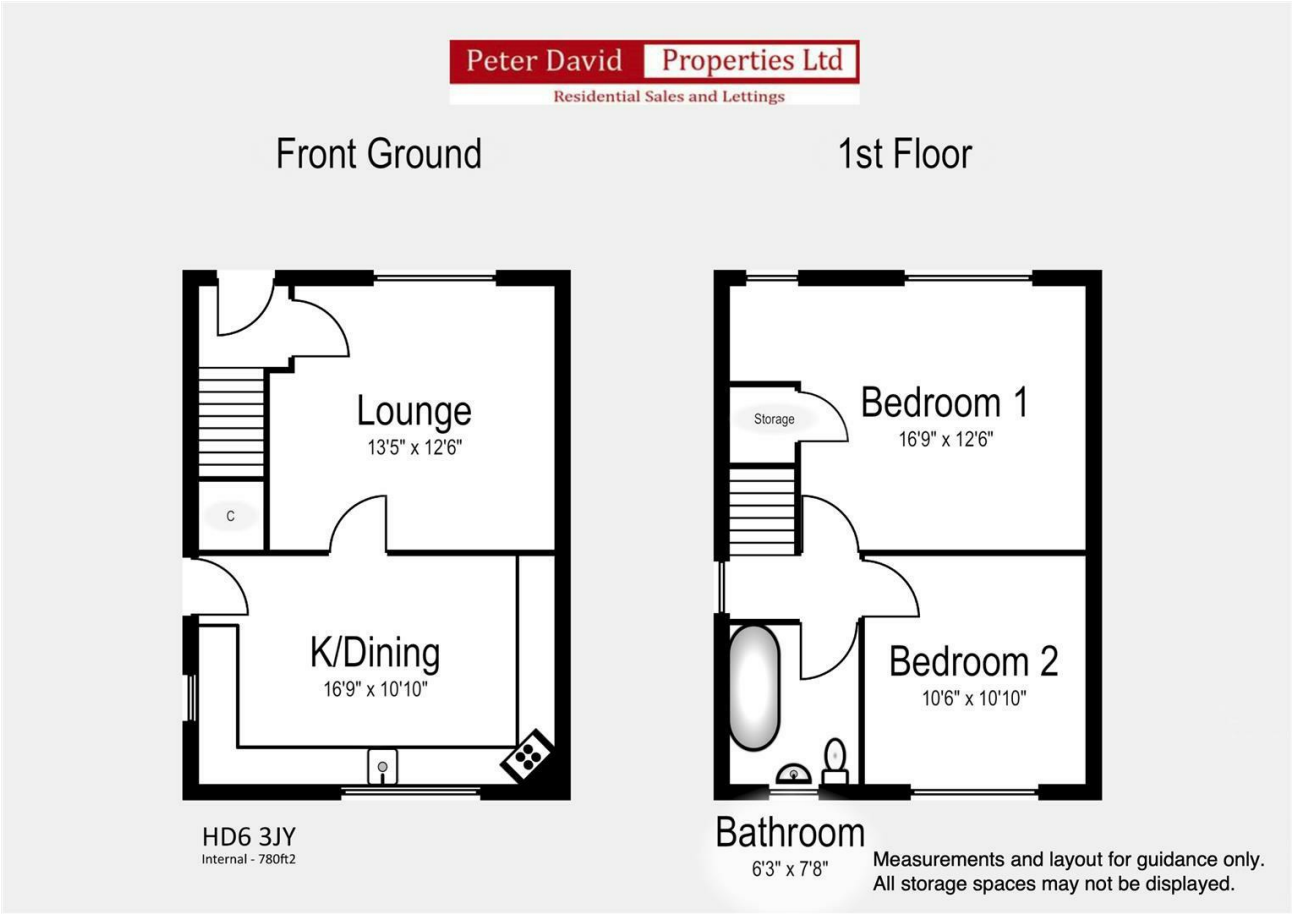
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

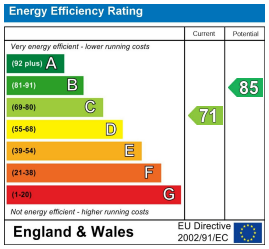
Floor Plan

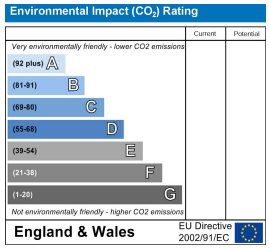


Viewing

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.