

Peter David

Properties Ltd

Residential Sales and Lettings

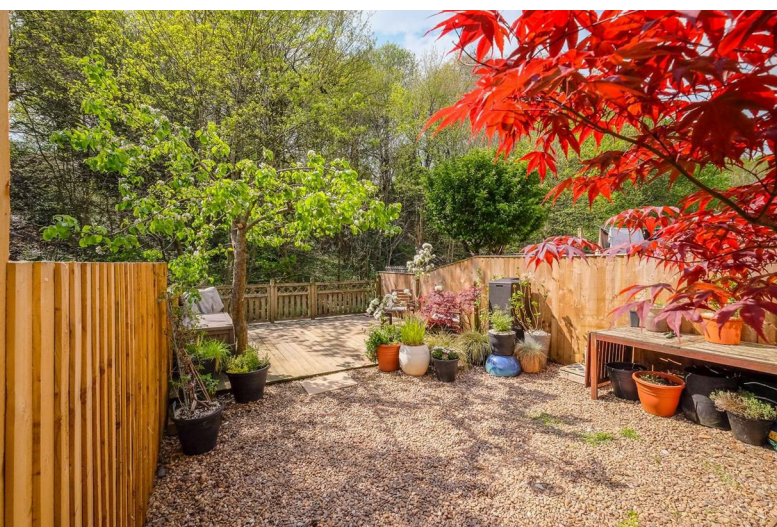


27 Broadacres

Brighouse, HD6 4DB

£275,000

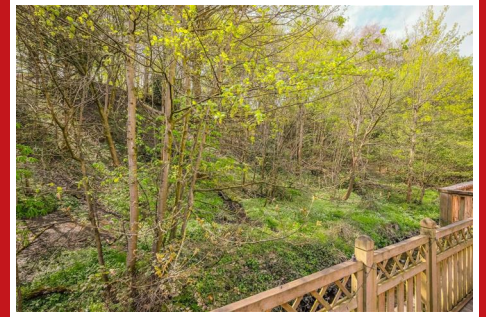
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Bailiff Bridge, Brighouse, HD6 4DB

£275,000



Nestled in the charming area of Broadacres, Bailiff Bridge, Brighouse, this delightful three-bedroom townhouse offers a perfect blend of comfort and modern living. Spanning three floors, the property boasts a versatile layout that caters beautifully to the needs of contemporary family life.

The spacious reception room provides an ideal environment for relaxation and entertaining with elevated views and double fronted windows. The well-appointed kitchen is complemented by utility facilities, ensuring practicality for busy households. Each of the three bedrooms is generously sized, with two bedrooms featuring an en-suite bathroom for added convenience.

The property is further enhanced by having two bathrooms, making it suitable for families or those who enjoy hosting guests with a ground floor shower room and two en-suites. Outside, the beautifully landscaped south-facing gardens offer a serene retreat, complete with picturesque views over woodland and streams, perfect for enjoying sunny afternoons.

Parking is a breeze with space for two vehicles, including a driveway and garage, ensuring that you have ample room for family and visitors. The location is particularly advantageous for families, as it is in close proximity to reputable local schools and a variety of amenities, making daily life both convenient and enjoyable.

This townhouse is not just a house; it is a home that promises a harmonious lifestyle in a sought-after area. With its spacious interiors and lovely outdoor space, it is an opportunity not to be missed.

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

Entrance Hallway

Leading into the home from the front of the property on the ground floor, the entrance hall provides access to the shower room, utility and ground floor bedroom.

Garage

Ideal for parking and storage space with an up and over door.

Utility

With worksurface space and room for a washing machine and drier, the utility also leads out onto the rear garden.

Shower Room

With a w/c, hand basin and shower.

Ground Floor Bedroom

Overlooking the garden to the rear of the home, this double bedroom has a tasteful green colour scheme providing a relaxing and tranquil environment.

Living Room

On the first floor overlooking the front of the home with double windows allowing light to flood the space and a tastefully presented dark blue colour scheme.

Kitchen Diner

With wooden base and wall units as well as ample worksurface space, the kitchen overlooks the rear garden and woodland beyond and has plenty of space for a dining table as well as built in appliances.

Bedroom One

A double bedroom with en-suite facilities

En-Suite One

Accessed from the bedroom, the En-suite bathroom has a bath tub, hand basin and w/c.

Bedroom Two

A double bedroom with double windows overlooking the rear garden and woodland beyond.

En-Suite Two

With a shower, hand basin, and w/c.

External

The front of the home has off road parking on the driveway for two cars. At the rear is a beautiful landscaped garden with a patio area, decking, and gravel beds which are home to mature shrubs and trees. The decking extends and is elevated high above a stream which provides a lovely setting when sitting out and relaxing on sunny days overlooking the woodland beyond.

Directions

For Satnav please use the postcode HD6 4DB

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



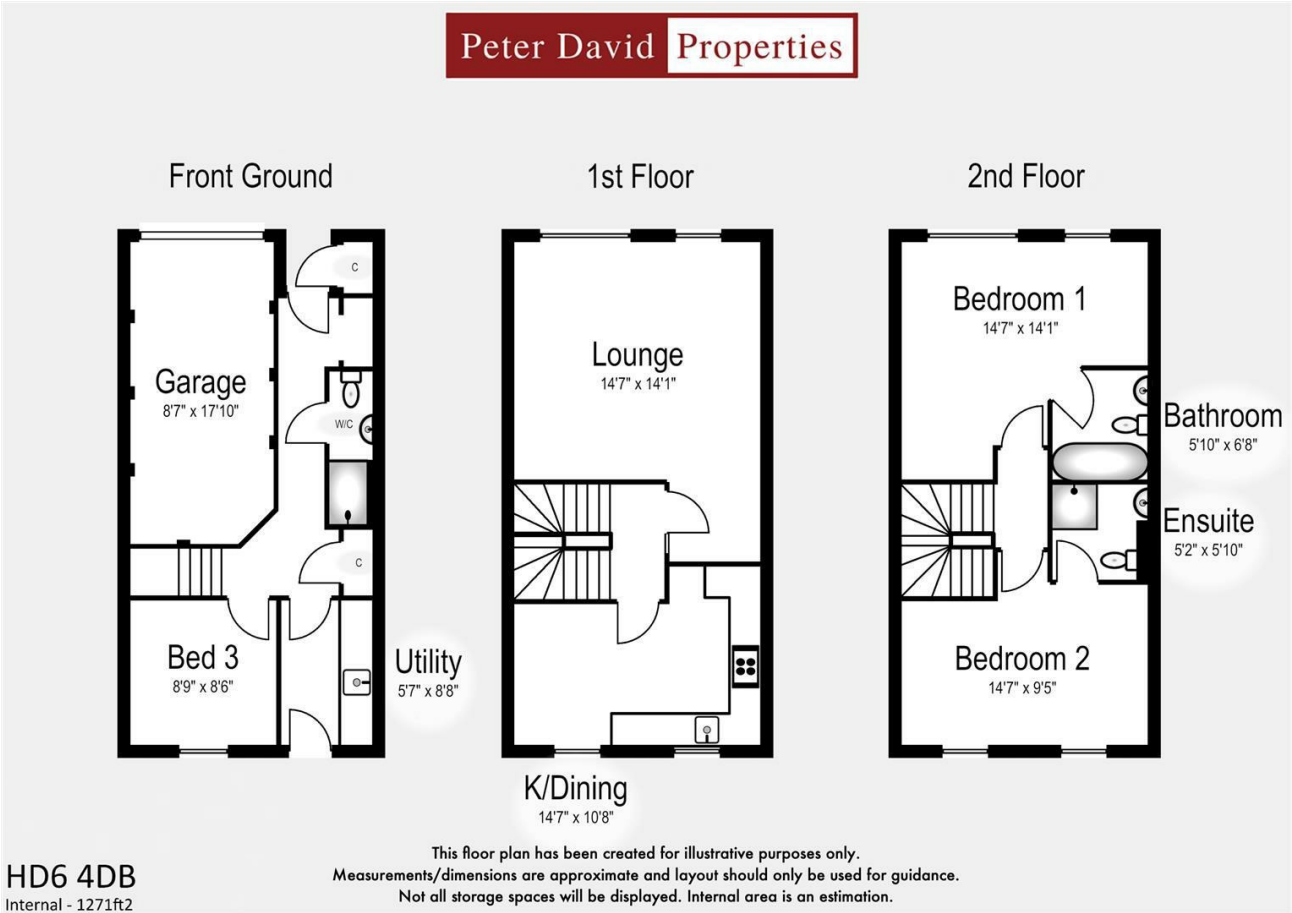
Hybrid Map



Terrain Map



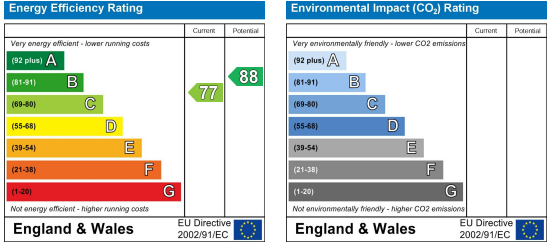
Floor Plan



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.