

Peter David

Properties Ltd

Residential Sales and Lettings



5 Linden Close

Clifton, Brighouse, HD6 1XA

Offers Over £245,000



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Rarely offered to the market and occupying a PRIME POSITION in Clifton is this three bedroom semi-detached property, benefiting from FAR-REACHING VIEWS and the POSSIBILITY OF EXTENSION. The property, which is DECORATED TO A HIGH STANDARD throughout, benefits from a landscaped garden to the rear, a garage and driveway to the side and a front garden. Internally comprising: an entrance hallway with a staircase to the first floor accommodation, an open plan living dining, with direct access to the kitchen, two double bedrooms, a good-sized single bedroom and a modern bathroom. The property has a NEW ROOF, NEW INTERNAL DOORS and part NEW ELECTRICS. This property is READY TO MOVE INTO and is situated in Clifton in a quiet cul-de-sac location close to Brighouse town centre. Internal viewings are recommended to appreciate the QUALITY this DECEPTIVELY SPACIOUS property has to offer - book yours today!

Entrance Hallway

Accessed via a uPVC door to the front. The hallway has a grey laminate floor and there is a useful under-the-stairs storage cupboard. The hallway is neutrally decorated and has a staircase to the first floor accommodation.

Living Dining

A large room with sliding patio doors to the rear. The living room has far-reaching views, neutral carpet and decor and is open to the kitchen. There is ample space for a dining area and a window to the rear aspect.

Kitchen

The kitchen is open from the living dining and is only

two years old. Featuring matching wall and base units with marble effect work surfaces, white metro-tiled splashbacks and an inset porcelain sink. There are integral appliances, including: a fridge freezer, a washing machine and a Belling 5-ring range cooker (included in the sale). With plinth lighting, a window to the side aspect and grey laminate flooring.

Landing

A neutrally decorated landing with a window to the front elevation and a storage cupboard.

Master Bedroom

A double bedroom with great views across Calderdale from the window to the rear.

Bedroom Two

A good sized double bedroom with a window to the rear.

Bedroom Three

A good sized single bedroom with a window to the front elevation. Neutrally decorated, this room could also be used as an office.

Bathroom

A modern bathroom with tiled walls and a wood-effect laminate flooring. Featuring a three piece suite, comprising: a WC, a square hand basin and a bath with a glass shower-screen and an over-head shower. With a window to the side aspect.

External

As well as internally, this property is also finished to a high standard externally with a new tiered patio and a lawn. The garden is enclosed, perfect for pets or children, and the view is impressive and far-reaching.

To the front of the property there is a large driveway and a detached single garage, offering plenty of off-road parking. Situated on a cul-de-sac, there is a small, well-maintained garden to the front.

Viewings

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

Directions

For Satnav please use the postcode HD6 1XA.

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.

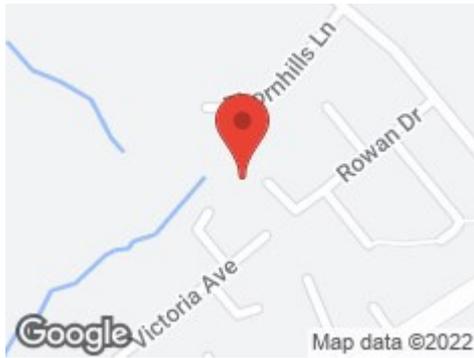
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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



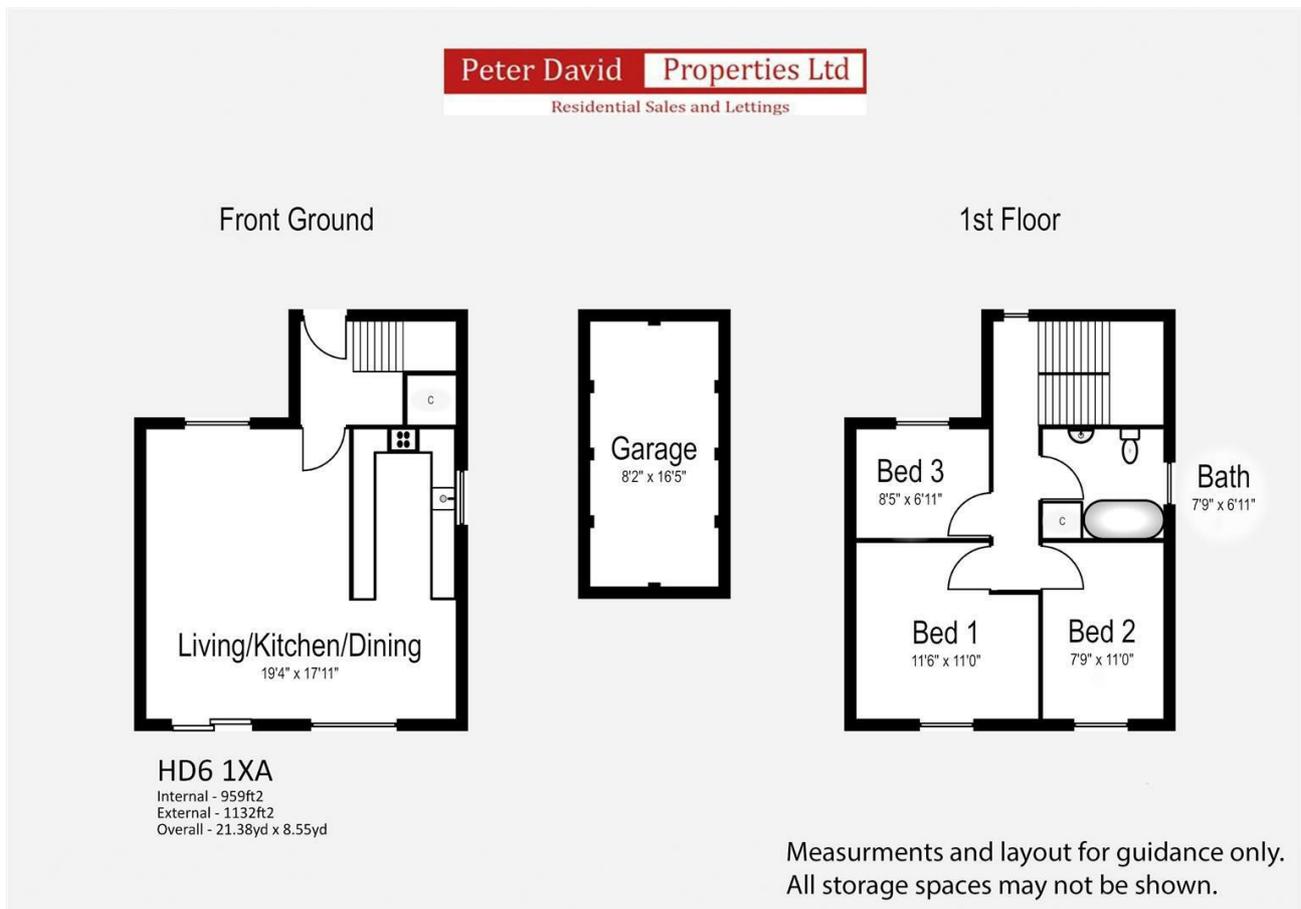
Hybrid Map



Terrain Map



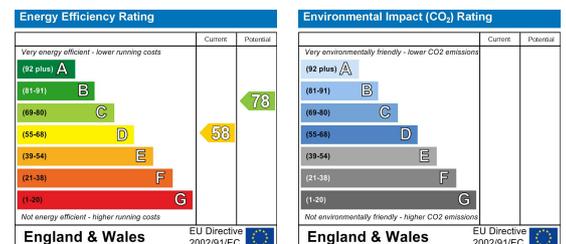
Floor Plan



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.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk