



37 Bramston Gardens

Brighouse, HD6 3AG

Offers Around £185,000



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Nestled in Bramston Gardens, Rastrick, this delightful house presents an excellent opportunity for first-time buyers and growing families alike. With two generously sized double bedrooms, the property is well presented throughout, ensuring a warm and inviting atmosphere from the moment you step inside.

The home boasts a convenient driveway, providing ample parking space, and a private garden, perfect for enjoying the outdoors or entertaining guests. One of the standout features of this property is that it is offered for sale with no onward chain, allowing for a smooth and hassle-free purchasing process.

Situated in a sought-after residential development, this property enjoys an ideal location just a short distance from Brighouse town centre. Residents will appreciate the easy access to a variety of local amenities, including shops, cafes, and recreational facilities. Additionally, the area is well-served by good local schools and transport links, making it a practical choice for families.

In summary, this well-appointed house in Bramston Gardens is a fantastic opportunity for those looking to settle in a vibrant community, with all the conveniences of modern living at their fingertips. Do not miss the chance to make this lovely property your new home.

Entrance Porch

Leading in from the front of the home, the entrance porch provides a spacious and practical space for hanging coats and storing shoes and leads onto the living room.

Living Room

The living room overlooks the front of the property with a light neutral colour scheme and contrasting dark laminate flooring. A feature fireplace provides the focal point and the room leads on into the kitchen diner.

Kitchen Diner

Over looking the rear garden with patio doors opening to provide access outside, the kitchen has an oven, hob and extractor with a sink and drainer. There is space for a washing machine ad wooden base and wall units provide plenty of storage space.

Bedroom One

A double bedroom overlooking the front aspect of the home with built in storage space.

Bedroom Two

A double bedroom overlooking the rear of the property with built in wardrobes.

Bathroom

Tastefully tiled with a bath tub, over bath shower, hand basin, w/c and heated towel rail.

External

The property is set back from the road behind a lawn at the front and a driveway leading down the side of the home. To the rear is a private garden with a storage shed.

Directions

For Satnav please use the postcode HD6 3AG

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



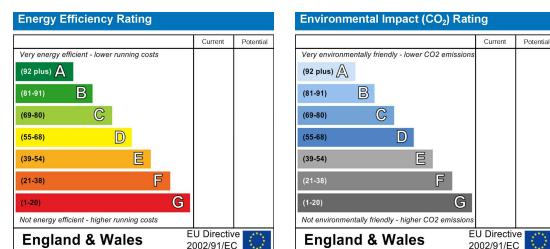
Floor Plan



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.