

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 26 Churchfields Road

Brighouse, HD6 1DH

£175,000



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Nestled on Churchfields Road in the charming town of Brighouse, this deceptively spacious three-bedroom terraced house presents an excellent opportunity for those seeking a comfortable family home. Conveniently located within walking distance of the town centre, this property is also close to local schools and a variety of amenities, making it an ideal choice for families and professionals alike.

Upon entering, you will find a well-presented interior that has been tastefully decorated throughout, creating a warm and inviting atmosphere. The double aspect living room is a particular highlight, featuring a woodburning dual fuel stove that adds both character and warmth to the space. This room is perfect for relaxing or entertaining guests.

The well-appointed kitchen diner offers a practical and stylish area for family meals and gatherings, ensuring that the heart of the home is both functional and appealing. The three bedrooms provide ample space for rest and relaxation, catering to the needs of a growing family or those who require extra room for guests or a home office.

Outside, the rear garden serves as a tranquil outdoor retreat, ideal for enjoying the fresh air or hosting summer barbecues. With no onward chain, this property is ready for its new owners to move in and start enjoying their new home without delay.

In summary, this delightful terraced house on Churchfields Road is a perfect blend of space, style, and convenience, making it a must-see for anyone looking to settle in Brighouse.

## **Entrance Hall**

Leading in from the front of the home, providing access to the living room, kitchen and first floor accommodation with a window at the top of the stairs allowing natural light in and drawing attention to the decorative cornicing.

## **Living Room**

A spacious living room with windows to the front and side of the home allowing plenty of natural light into the space.. Decorated in a soft white colour scheme with decorative covering and a contrasting exposed brick chimney breast, the room provides a lovely entertaining space and features a dual fuel stove as the focal point.

## **Kitchen Diner**

With windows to the front and rear of the home and a door leading out onto the garden, the kitchen maintains the light and airy feel of the home. Tiled flooring and white walls provide a fresh and spacious environment with white base and wall units and complimentary quartz style worktops. The professional oven with six ring gas hob is located in the chimney breast and there is also an integrated sink and drainer and space for a fridge freezer.

## **Cellar**

A well sized cellar which provides a great utility and storage space with a washer and drier plumbed in.

## **Bedroom One**

A dual aspect double bedroom with a white colour scheme and ample space for bedroom furniture,

## **Bedroom Two**

A small double bedroom with an outlook over the front of the property.

## **Bedroom Three**

A well sized single bedroom currently used as a nursery.

## **Bathroom**

With a bath tub, over bath rainfall shower, w/c, hand basin and storage unit, as well as a heated towel rail, the bathroom has been thoughtfully styled with built in shelving and light grey tiling complimented by an illuminating mirror and spotlights.

## External

The property has a garden to the rear with a private patio outside the kitchen which extends away from the home with a decked terrace acting as a perfect sun trap.

## Directions

For Satnav please use the postcode HD6 1DH

## 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.

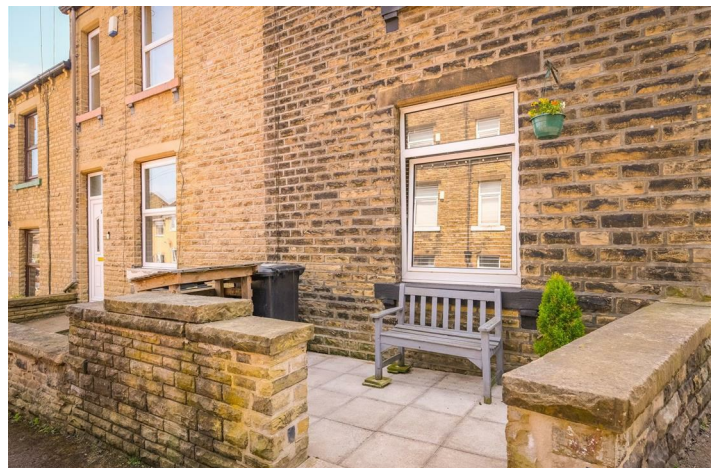
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is

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.

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## Road Map



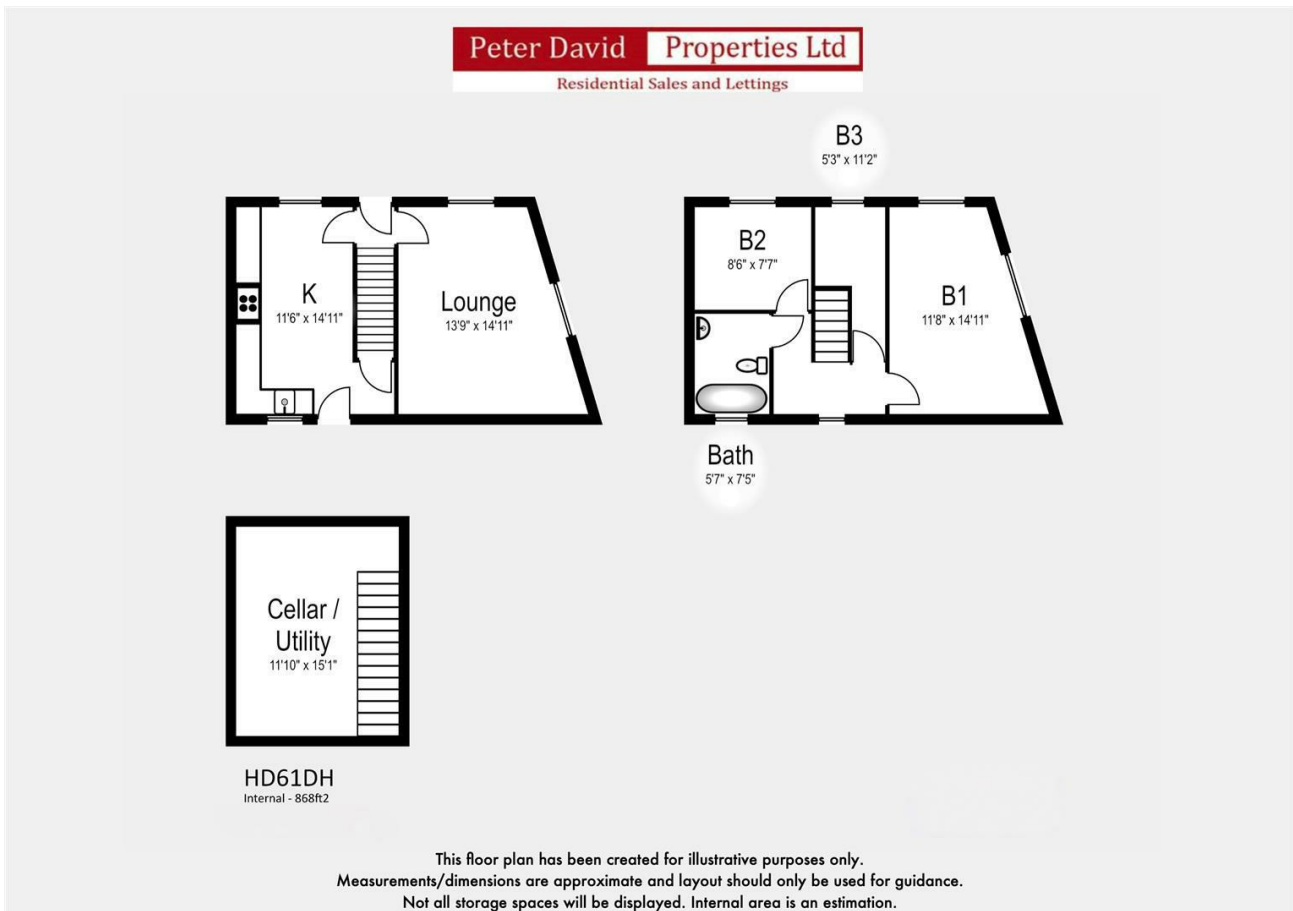
## Hybrid Map



## Terrain Map



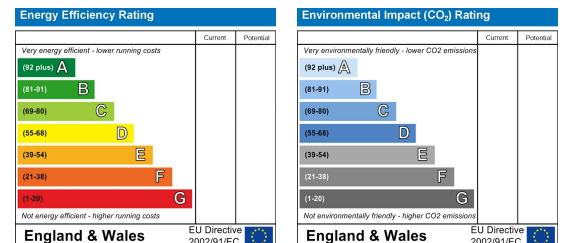
## Floor Plan



## 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



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