



**347 Bradford Road**

Brighouse, HD6 4BS

**£86,500**



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

Investment Opportunity - Sold With Tenant In Situ.

Situated on Bradford Road in Brighouse, this two-bedroom terraced house presents an excellent investment opportunity. The property boasts a long-standing tenant, ensuring immediate rental income for prospective buyers.

The property consists of a living room, separate kitchen, a double bedroom and a single through by light bedroom, as well as a family bathroom suite.

One of the standout features of this property is the garden space, which offers a private area for outdoor enjoyment. Whether you wish to cultivate a small garden or simply enjoy the fresh air, this outdoor space adds significant value to the home.

Situated in a peaceful location, this back-to-back property combines the benefits of a tranquil setting with easy access to local amenities. Brighouse is known for its friendly community and convenient transport links, making it an attractive place to invest in.

In summary, this terraced house on Bradford Road is not only a charming home but also a promising investment opportunity, complete with a reliable tenant and the added benefit of outdoor space. Do not miss the chance to acquire this property in a desirable location.

## **Living Room**

**15'5" x 13'1" (4.7m x 4.0m )**

With white walls and laminate flooring, the spacious living room overlooks the garden space.

## **Kitchen**

**12'1" x 4'7" (3.7m x 1.4m )**

With white cupboards and white tiled splashbacks and contrasting dark grey worktops, there is a built in hob, cooker and sink and space for a washing machine.

## **Bedroom One**

**12'1" x 8'10" (3.7m x 2.7m )**

A double bedroom with a window overlooking the garden.

## **Bedroom Two**

**10'2" x 5'10" (3.1m x 1.8m )**

An internal single bedroom with a through by light window.

## **Bathroom**

With a bath tub, over bath shower, hand basin and w/c.

## **External**

This back to back house is accessed through the walkway off Bradford Road to the rear of the street. The property overlooks woodland and has a low maintenance patio space with a two tier garden and artificial lawn.

## **Directions**

For Satnav please use the postcode HD6 4BS

## **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

Peter David Properties

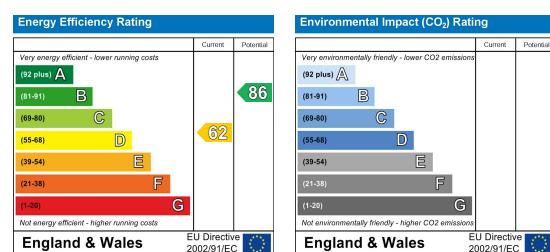


This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

## 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.