



## 60 Bracken Road

Brighouse, Brighouse, HD6 2HR

Offers Over £379,950



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Peter David Properties are pleased to present to the open market with NO UPWARD CHAIN, this THREE DOUBLE BEDROOM TRUE BUNGALOW, located in the SOUGHT AFTER LOCATION of Brighouse.

This property is spacious throughout, and offers the perfect living space for a couple or family. Internally comprising: an entrance porch, a hallway, an open plan kitchen diner, a large living room, a conservatory, three double bedrooms (with an en-suite to the master), and a house bathroom.

Externally, there is a long driveway, allowing off road parking for multiple cars. This leads to a garage which has an electric door, light, and power. To the front there is a large lawn with mature shrubbery, and to the rear another large enclosed garden with a decking and a lawn.

The property is within walking distance to Brighouse Town Centre and all local amenities within, as well as being within close reach of transport routes to Leeds, Manchester, and Halifax.

Contact Peter David Properties to arrange a viewing today.

#### Entrance Porch

Providing access to the property through double PVCu doors to the front aspect.

#### Hallway

A carpeted hallway which has a useful built in storage cupboard, access to the loft, and wall lighting.

#### Living Room

A large spacious living room which benefits from a feature gas fire with a limestone surround, and neutral carpet and decor. With a large square bay window to the front allowing plenty of natural light, along with a window to the side aspect.

#### Conservatory

A light and airy conservatory to the side of the property, with a door leading to the rear garden.

#### Kitchen Diner

A large open plan kitchen diner which benefits from: a Smeg range cooker with a six ring gas hob and warming plate, a double electric oven, and a grill, an integral washing machine, a dishwasher, and a fridge freezer. Further benefitting from an inset 1½ sink and drainer, granite work surfaces and matching cream wall and base units with under unit lighting. There is a peninsula with space to dine, as well as ample space for a dining table, making it the perfect room for entertaining. With a window to the rear, and patio doors leading onto the decking in the rear garden.

#### Bathroom

A well presented three piece house bathroom which has a bath, a chrome heated towel rail, and a WC and hand basin encased in a vanity. With part tiled walls, a spotlight ceiling, and two windows to the rear aspect.

#### Bedroom One

A large neutrally decorated double bedroom with a window to the rear aspect and access to an en-suite bathroom.

#### En-Suite

An en-suite to the master bedroom with a WC, a hand basin, and a walk in shower cubicle. With part tiled walls and a spotlight ceiling.

#### Bedroom Two

A good size double bedroom with a window to the front aspect.

#### Bedroom Three

A third double bedroom with a window to the front aspect.

#### External

This property benefits from a large driveway to the front, leading to a single garage with light and power. This

provides parking for up to 7 cars. There is also a lawn to the front and a mature garden. To the rear, the property has a large enclosed rear garden with a well maintained lawn, and a decking area.

## Directions

For Satnav please use the postcode HD6 2HR.

## 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.

## Viewings

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

## 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



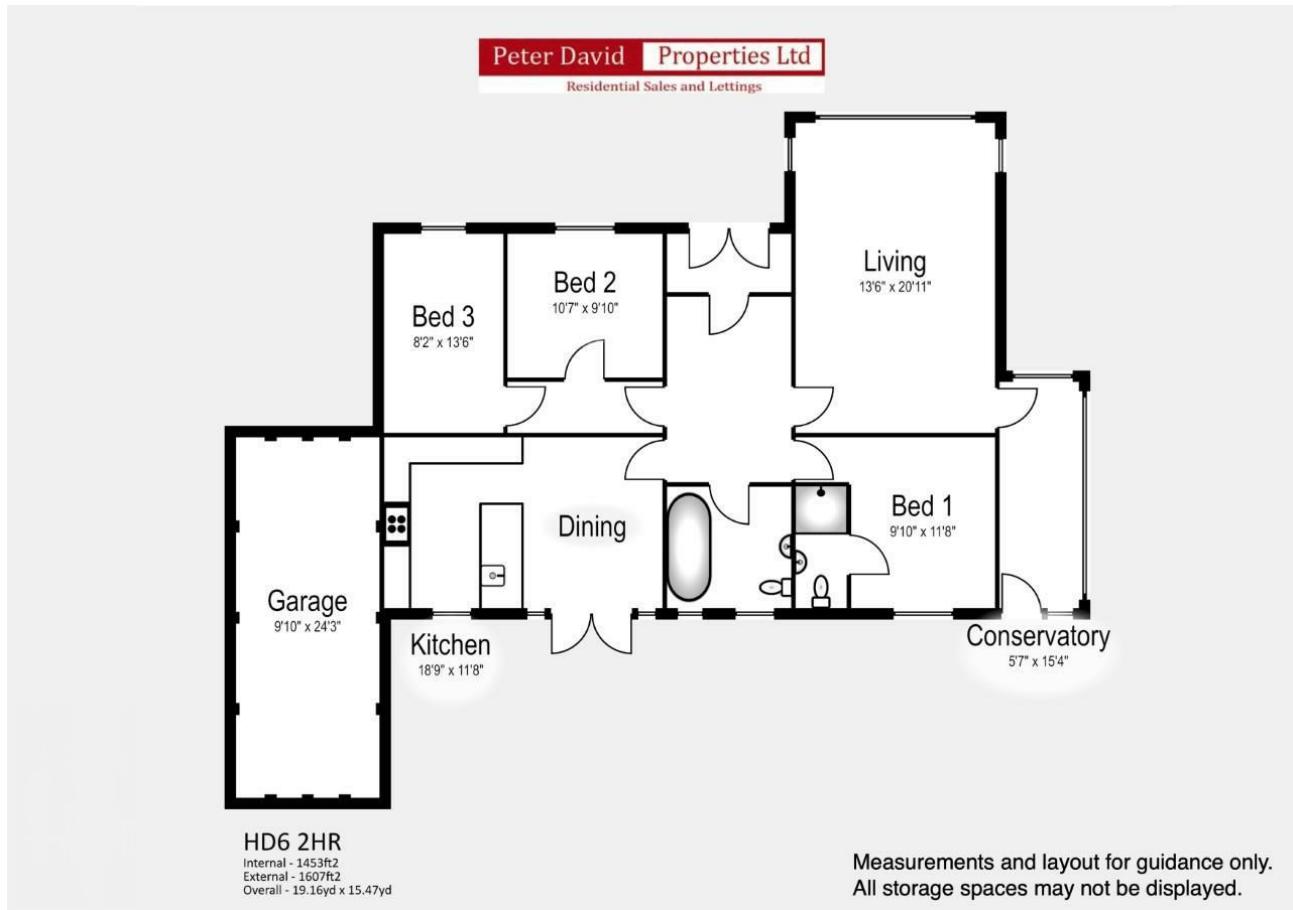
## Hybrid Map



## Terrain Map



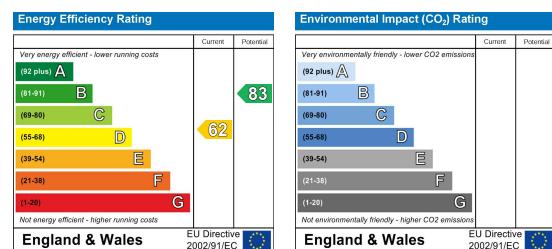
## Floor Plan



## 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.

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