



40 Shaftesbury Avenue

Brighouse, HD6 3TW

O.I.R.O £299,500



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This well presented two bedroom semi detached true bungalow, situated in a desirable location, giving easy access to surrounding towns of Brighouse, Huddersfield and Halifax and it is also situated within easy reach to the M62 motorway network. The property is enhanced by gas central heating and PVCu double glazing. The property has undergone a full modernisation programme over the last few years. Internally comprising: an entrance porch, entrance hallway, living room, kitchen diner, rear porch and pantry, two double bedrooms, bathroom and a single garage with up and over front door and internal door which gives access from inside the property. To the rear of the property benefits from beautifully presented front and rear gardens, as well as a good sized driveway. An internal viewing is required to fully appreciate the size and condition of the property.

Entrance Porch

An entrance porch leading to the hallway.

Entrance Hallway

A spacious hallway, giving access to ground floor accommodation. Benefiting from access to a partially boarded loft.

Living Room

A spacious, well presented living room, which has a feature gas cast iron stove set within a limestone surround. With windows to the front and side aspects, allowing lots of natural light into the room.

Kitchen Diner

The kitchen is fitted with cream wall and base units with work tops, inset sink unit and drainer with tiled splash backs, a freestanding cooker with a hood over,

plumbing for dishwasher, tiled flooring. With a window to the rear aspect and a wood stable door to the side aspect which leads to rear porch.

Rear Porch

Providing access to the intergral garage, an internal door to a walk in storage cupboard / pantry (which is the perfect additional space for storage) and an external door leading to the rear garden.

Bedroom One

A good sized double bedroom, benefitting from fitted wardrobes and a window to the rear elevation.

Bedroom Two

A second good sized double bedroom, benefitting from space for freestanding furniture, with a window to the front aspect.

Bathroom

This modern, fully tiled bathroom comprises: a bath with shower over, wash hand basin set with vanity unit, WC again within a vanity unit, heated towel rail and a large airing cupboard which houses the combination boiler.

Exterior

To the front of the property there is a good sized driveway providing off road parking, leading to the single garage. The blocked paving leads to a pathway down the side of the property and into the rear garden. Also to the front of the property is a lovely lawn garden with plants and shrubs with wall and fence boundary. To the rear of the property is a lovely sunny private well maintained garden with well stocked garden with good sized lawn.

Garage

The spacious garage has multi access from an external up and over door to the front of the property and an internal door from the rear porch. Benefiting from light, power and plumbing for washing machine.

Viewings

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

Directions

For Satnav please use the postcode HD6 3TW.

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



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Hybrid Map



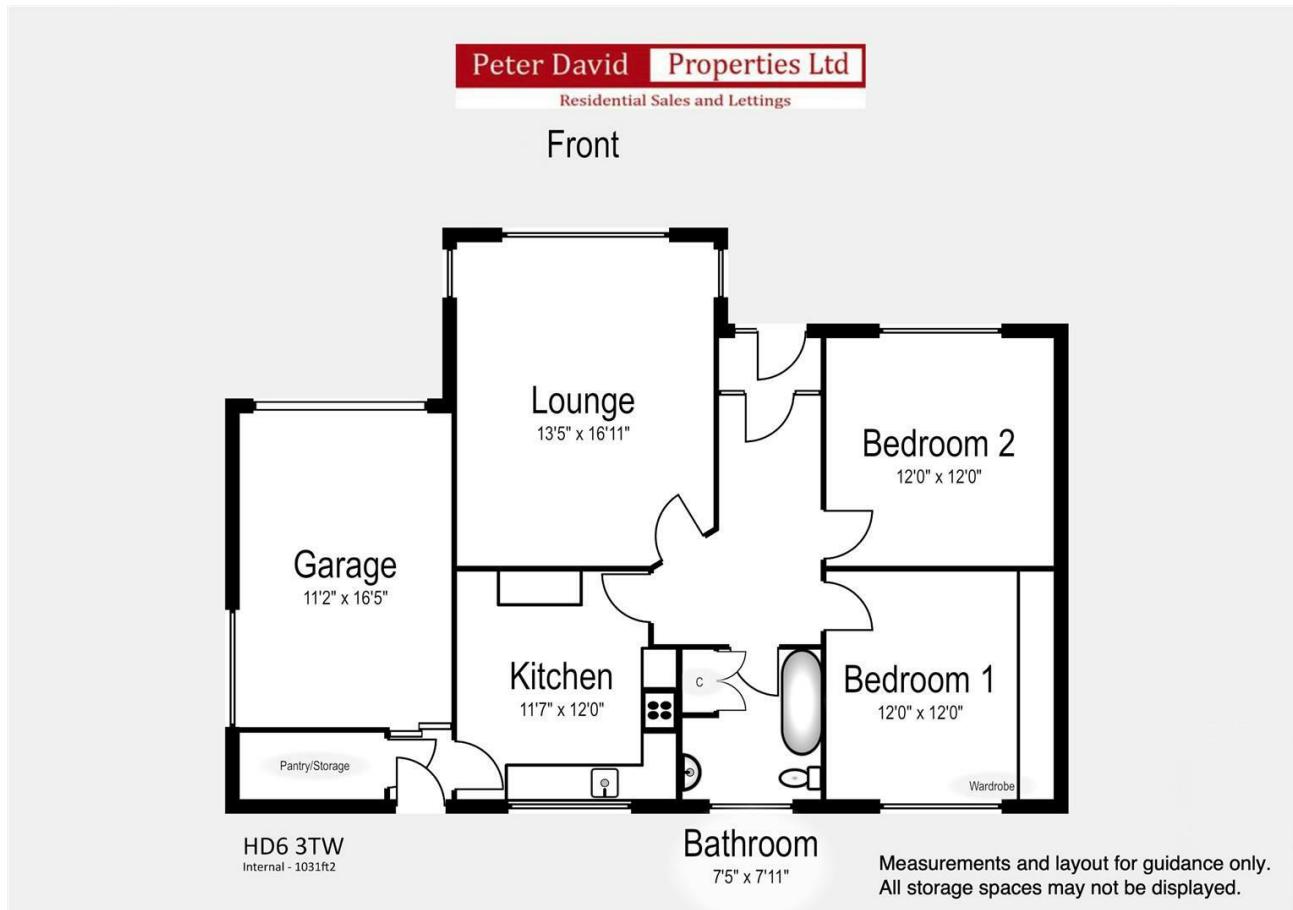
Google Technologies, The GeoInformation Group

Terrain Map



Map data ©2023

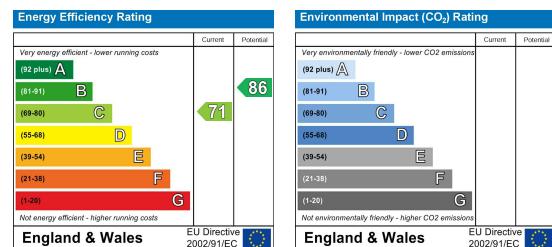
Floor Plan



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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