Peter David Properties Ltd

Residential Sales and Lettings

18 Sovereign Square

Brighouse, HD6 4DD

Offers Around £284,000

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Nestled in the desirable area of Sovereign Square, Bailiff Bridge, Brighouse, this spacious and well-presented four-bedroom townhouse offers a perfect blend of comfort and convenience. Spanning three floors, the property boasts ample living space, making it an ideal choice for families seeking a modern home.

Internally the home offers two inviting reception rooms with a first floor living room and a ground floor dining room / study space, providing versatile areas for relaxation and entertainment as well as a dedicated workspace. The well-appointed kitchen diner is perfect for family meals and gatherings. With three bathrooms and a convenient downstairs w/c, this home is designed to accommodate the needs of a busy family effortlessly.

Outside, the townhouse features an enclosed garden to the rear, offering a private outdoor space for children to play or for hosting summer barbecues. The front of the property includes a driveway with parking for two vehicles, providing ease and accessibility.

The property is situated in an excellent location, close to reputable local schools, ensuring that educational needs are well met. Additionally, a variety of shops and amenities are just a stone's throw away, enhancing the overall convenience of daily living.

This townhouse is not just a house; it is a home that promises comfort, space, and a welcoming atmosphere. With its thoughtful layout and prime location, it is a fantastic opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this delightful property your own.

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

Entrance Hallway

Providing access to the property through an external door to the front aspect. a wood effect laminate floor, a useful storage cupboard, and a window to side aspect and leading into the office room.

Cloakroom

A ground floor cloakroom with a WC and a hand basin.

Dining Room / Study

Overlooking the front aspect and featuring wood laminate flooring with a neutral colour scheme, this room is currently used a s a dining room but could easily be used as a home office, child's play room and has the added benefit of a walk in storage cupboard with sliding doors.

W/C

A ground floor w/c with handbasin.

Kitchen Diner

A spacious kitchen diner comprising: an integral four ring ring gas hob with electric oven, an integral dishwasher, a 1½ stainless steel sink and drainer, a fridge freezer, and plumbing for a washing machine. With matching cream wall and base units with tiled splashbacks, and space to dine. Further benefiting from a useful understair storage cupboard, a window to the rear and external door to the rear aspect.

First Floor

Living Room

A spacious first floor living room with an electric fire in a wooden fire place. Two windows to the front elevation and a green feature wall.

Bedroom Three

A double bedroom on the first floor with a window to the rear elevation.

First Floor Bathroom

Comprising: a WC, a hand basin, and a shower. With part tiled walls and a laminate floor.

Bedroom Four

A neutrally decorated single bedroom currently used as an office with a window to the rear elevation.

Second Floor

Master Bedroom
A large master bedroom benefitting from an en-suite bathroom and wardrobes to one wall. Two windows to the front elevation.

En-Suite
The en-suite benefits from a WC, a hand basin, and a walk in shower. With part tiled walls and a laminate floor.

Bedroom Two
A double bedroom with two windows to the rear elevation.

Second Floor Bathroom
Comprising: a WC, a hand basin, and a bath. With part tiled walls and a laminate floor.

External
Externally the property benefits from an enclosed rear garden which is easy to maintain with an artificial lawn, and a patio. To the front, there is a parking space leading to the home and there is also a useful bin store.

Directions
For Satnav please use the postcode HD6 4DD.

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.

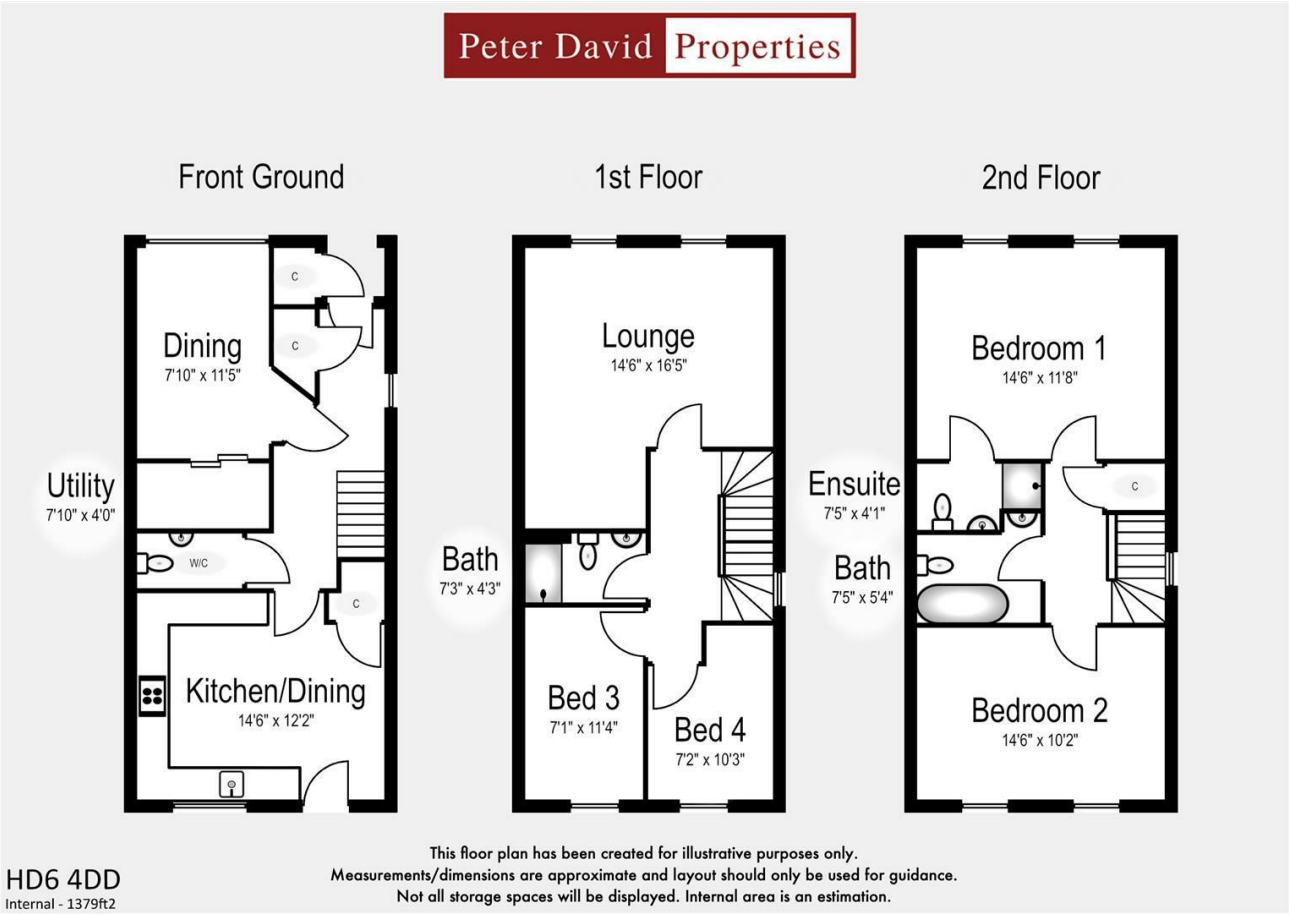
DISCLAIMER
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, 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

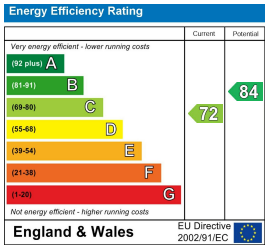
Floor Plan

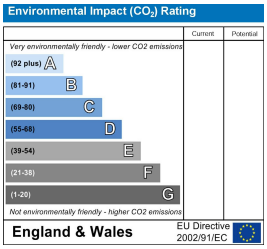


Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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