

Peter David

Properties Ltd

Residential Sales and Lettings



60 Waterloo Road

Brighouse, HD6 2AN

£145,000



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Waring Green, Brighouse, HD6 2AN

£145,000



Nestled on Waterloo Road in the charming town of Brighouse, this deceptively spacious two-bedroom terraced house presents an excellent opportunity for both first-time buyers and those looking to invest. The property boasts a well-sized living room that invites natural light, creating a warm and welcoming atmosphere. The kitchen is functional and offers ample space for culinary adventures, while a cellar provides additional storage, perfect for keeping your home clutter-free.

The main bedroom is a standout feature, complete with a dressing room that not only enhances the room's appeal but also offers the potential to be transformed into an en-suite, adding further value to the property. The second bedroom is equally inviting, making it ideal for guests, children, or even a home office.

Outside, the low-maintenance rear garden space is perfect for enjoying the fresh air without the burden of extensive upkeep. While the property may require some modernisation in certain areas, it has been well maintained over the years, presenting a blank canvas for new owners to imprint their personal style and preferences.

Situated within walking distance of Brighouse town centre, residents will benefit from a variety of local amenities, shops, and eateries. Additionally, the property is conveniently located near good local schools, making it an ideal choice for families.

This terraced house on Waterloo Road is not just a home; it is a wonderful opportunity to create a space that reflects your lifestyle in a vibrant community. Don't miss the chance to make it your own.

Entrance Hallway

An entrance hallway with decorative plasterwork and access into the living room, kitchen and upstairs to the first floor accommodation.

Living Room

13'5" x 13'1" (4.1m x 4.0m)

Overlooking the front of the home, the living room has a gas fire as the focal point and is presented in a light and neutral colour scheme. Decorative coving and wall mounted lighting add further points of interest.

Kitchen Diner

15'8" x 10'9" (4.8m x 3.3m)

To the rear of the home with external access out to the rear yard and access to the cellar, the kitchen has ample work surface and storage space with wooden base and wall units. There is a cooker and hob, space for a washing machine, a sink and drainer as well as space for a fridge freezer. With room for a dining table and a gas fireplace, the room provides a great space for the family at meal times.

Cellar

13'1" x 4'7" (4.0m x 1.4m)

Ideal for additional storage space.

Bedroom One

14'5" x 10'9" (4.4m x 3.3m)

A double bedroom with plenty of floor space for a double bed and wardrobes. The main bedroom overlooks the front aspect and has access into the dressing room.

Dressing Room

11'1" x 5'2" (3.4m x 1.6m)

Accessed from the main bedroom with a window overlooking the front aspect, this room has the potential to be used as a home office, child's room or to be converted into an en-suite or a third single bedroom.

Bedroom Two

10'9" x 6'10" (3.3m x 2.1m)

A bedroom to the rear aspect with views over the rear yard.

Bathroom

A well sized bathroom which is part-tiled with a bathtub, over bath shower, hand basin and w/c.

External

The property is set back from the road behind a small courtyard with planters to the front creating a welcoming entrance to the home.

Directions

For Satnav please use the postcode HD6 2AN

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 WHATSOEVER IN RELATION TO THIS PROPERTY.



Road Map



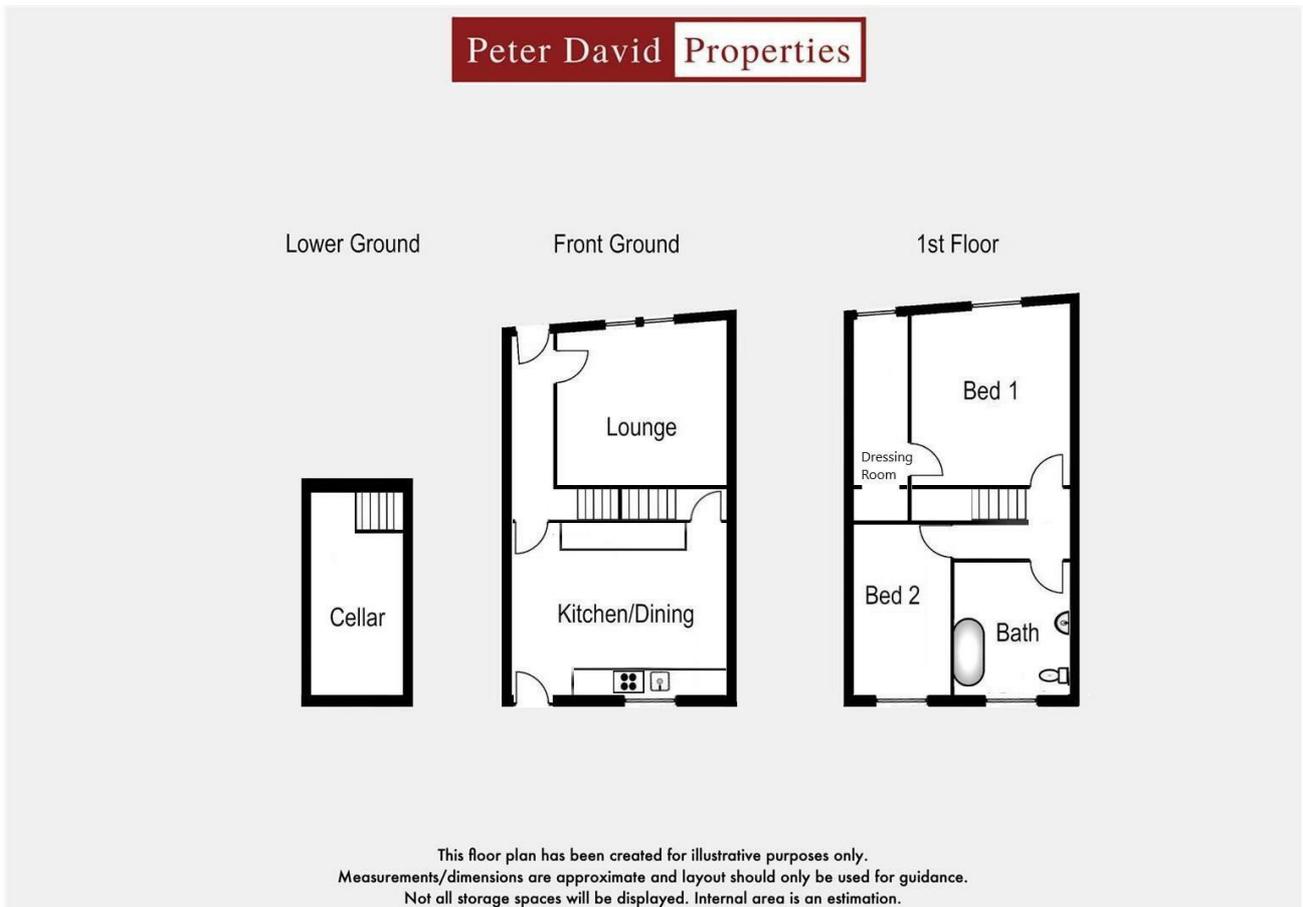
Hybrid Map



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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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