



57 Bracken Road

Brighouse, HD6 2HX

Offers Over £295,000



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Offered for sale is this three bedroom semi-detached property which would make an ideal family home and which is situated in a popular residential location. Briefly comprising: entrance hallway, living room, dining room, kitchen, landing, two double bedrooms, a single bedroom, a shower room and a WC. Externally the property benefits from a long driveway, a garage and an enclosed garden to the rear. The property is a short distance to Brighouse town centre and is within walking distance of local primary and secondary schools. This property is likely to be popular so contact Peter David Properties Brighouse to arrange your viewing today!

Entrance Hallway

Providing access to the property through a PVCu door to the front aspect. With neutral décor and a useful storage cupboard.

Living Room

A neutrally decorated living room benefitting from a living flame gas fire set into a marble hearth and surround with a wooden fire place. Bay window to the front aspect.

Dining Room

A separate dining room with neutral carpet and décor, and a living flame gas fire. French doors leading to the conservatory.

Kitchen

The kitchen has matching wall and base units and comprises: inset stainless steel sink and drainer, electric oven, gas hob, extractor fan, integrated washing machine, fridge freezer and slimline dishwasher. Further benefiting from an understairs cupboard which houses the Vaillant boiler, dual

aspect windows to side and rear and an external side door which leads out into the garden.

Landing

Providing access to the first floor accommodation. With a window to the side elevation and a loft hatch.

Bedroom One

A double bedroom with built in mirrored wardrobes and a window to the rear elevation.

Bedroom Two

A second double bedroom with a built in up and over wardrobe and matching dressing table. With a window to the front elevation.

Bedroom Three

A single bedroom with a window to the front elevation.

WC

A partially tiled WC with a window to the side elevation.

Shower Room

The partially tiled shower room comprises: a large walk in shower, a handbasin and a heated towel rail. Also benefiting from underfloor heating and a window to the rear elevation.

External

Externally the property benefits from a long driveway which provides ample off road parking and a garage with lighting and power, a front garden and a large enclosed rear garden with a patio, lawn, apple trees and shrubs.

Viewings

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

Directions

For Satnav please use the postcode HD6 2HX

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.

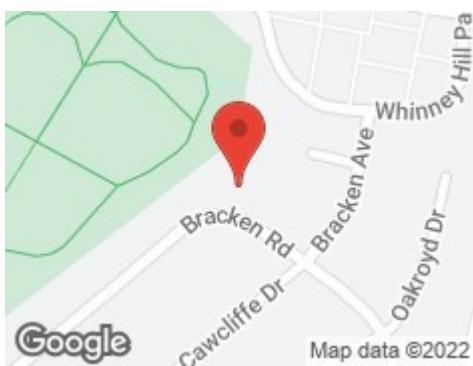
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.



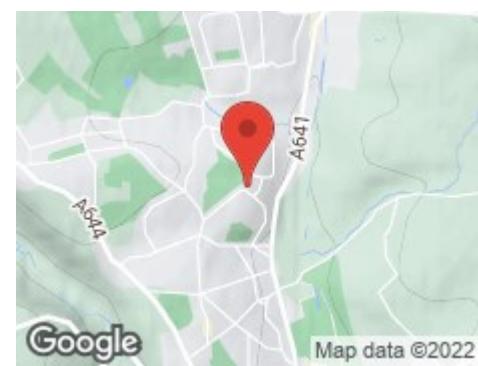
Road Map



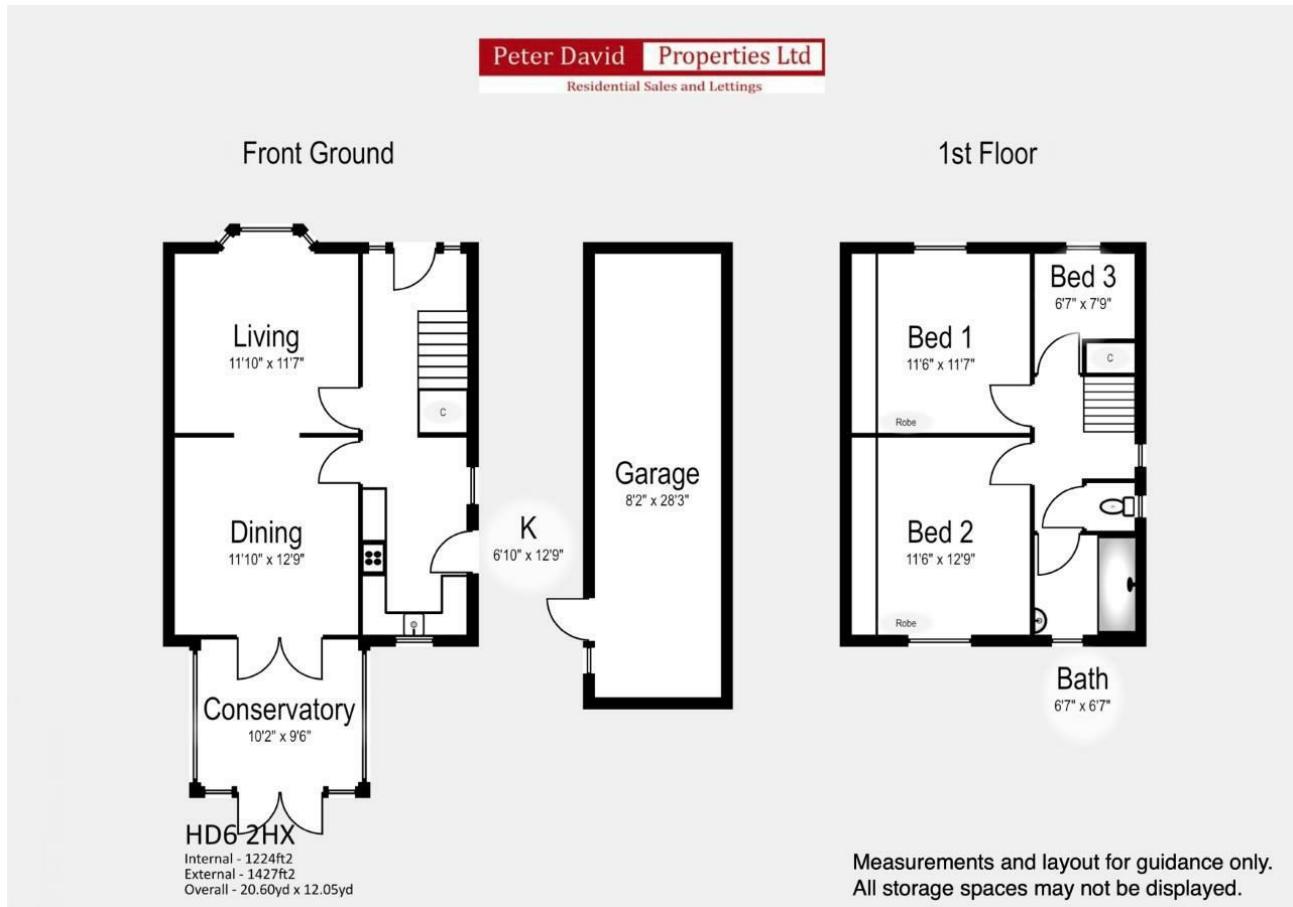
Hybrid Map



Terrain Map



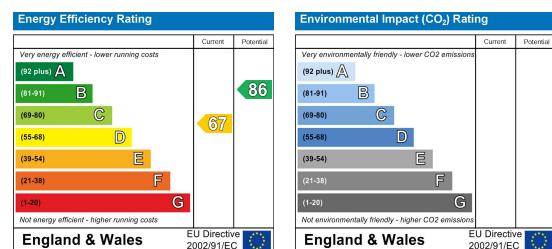
Floor Plan



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



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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