

Peter David

Properties Ltd

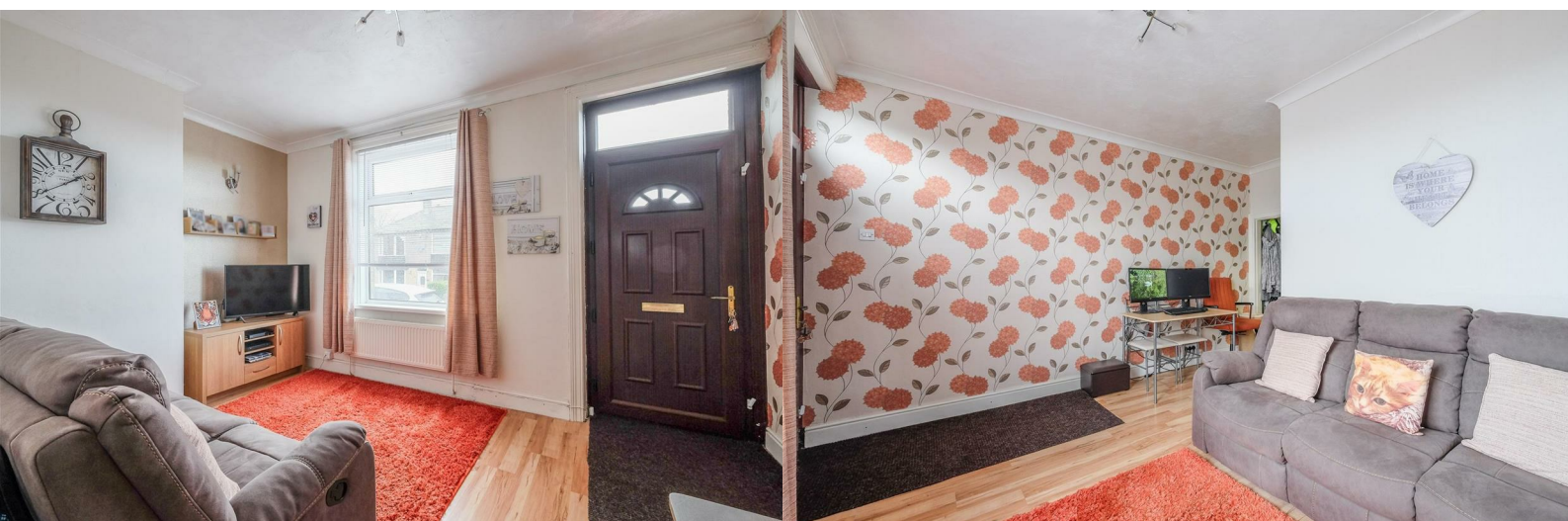
Residential Sales and Lettings



7 Half House Lane

Brighouse, HD6 2PH

£115,000



7 Half House Lane

Hove Edge, Brighouse, HD6 2PH

£115,000



Ideally located on Half House Lane in Brighouse, this delightful terraced house presents an excellent opportunity for first-time buyers and savvy investors alike. The property boasts a well-proportioned double bedroom, providing a comfortable retreat for its occupants. The inviting reception room offers a warm and welcoming space, perfect for relaxation or entertaining guests while the kitchen provides ample worksurface and storage space.

The house features a conveniently located bathroom, ensuring practicality for everyday living. Additionally, the cellar space provides ample storage options, making it easy to keep your living areas tidy and organised.

Situated in a sought-after area, this property benefits from its proximity to local amenities and excellent transport links, making it an ideal choice for those who value convenience and accessibility. Whether you are looking to enjoy the vibrant community or seeking a sound investment, this home is sure to meet your needs.

Furthermore, the current owner is open to discussing the possibility of leaving the property part furnished, allowing for a smooth transition into your new home. This charming terraced house on Half House Lane is not to be missed, offering both comfort and potential in a desirable location.

Living Room

The living room overlooks the front of the home and is presented in a light and neutral colour scheme with feature wallpaper to one wall. With decorative coving and laminate flooring this room offers a homely environment in which to relax.

Kitchen

With wooden base and wall units, tiled walls and laminate flooring, the kitchen provides plenty of worksurface and storage space with a stainless steel sink and a freestanding oven and hob.

Cellar

Ideal for storage space.

Bedroom

A double bedroom overlooking the front of the home with a light pink colour scheme and a remote control ceiling fan with light.

Bathroom

With a bath tub with a power shower over the bath, hand basin and w/c, the bathroom also has ceiling spotlights.

Landing

The landing has a built in cupboard space providing additional storage and housing the boiler.

External

The property features a paved courtyard to the front of the home.

Directions

For Satnav please use the postcode HD6 2PH

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



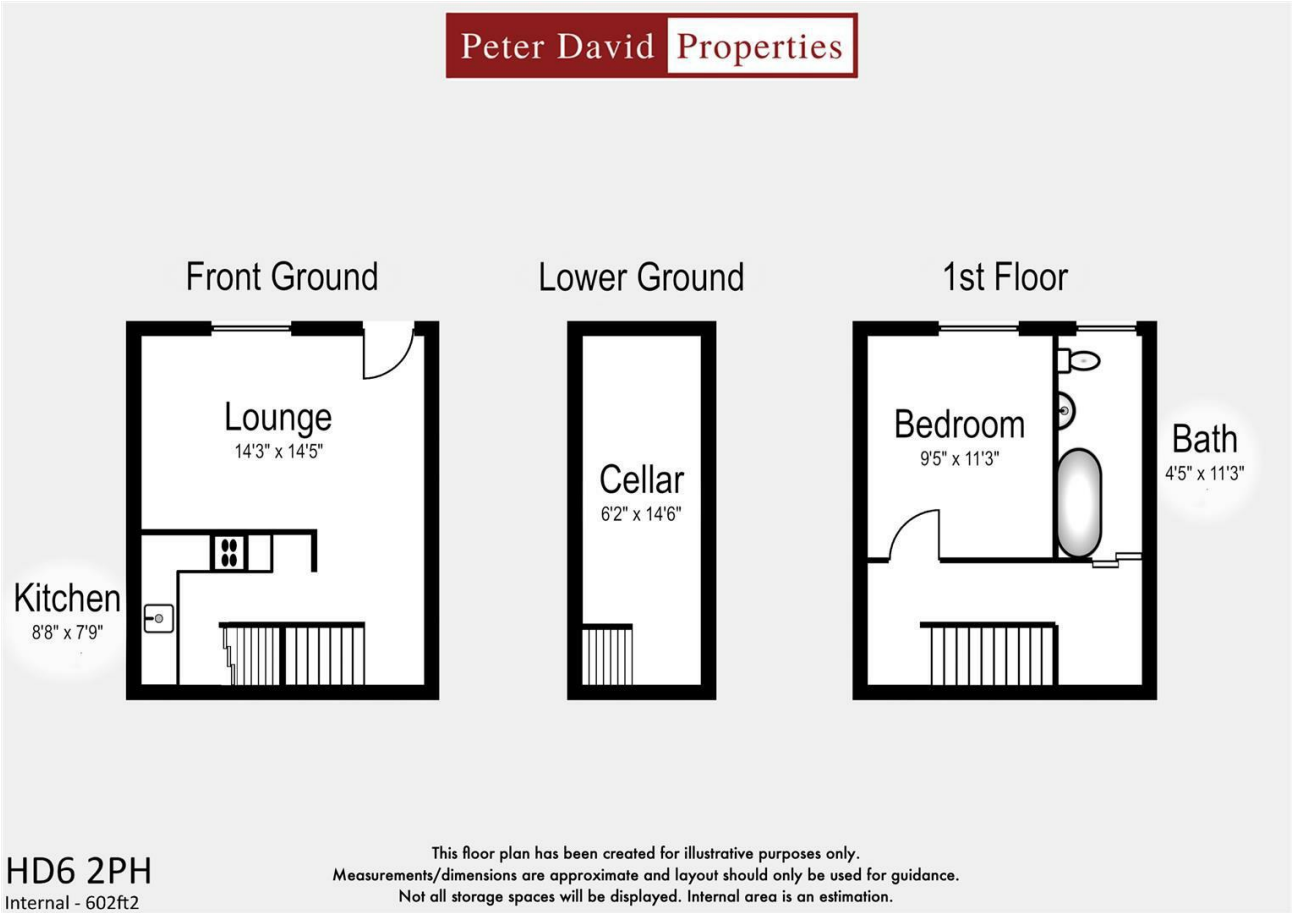
Hybrid Map



Terrain Map



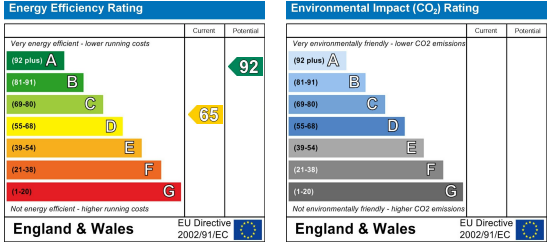
Floor Plan



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



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.