

Peter David

Properties Ltd

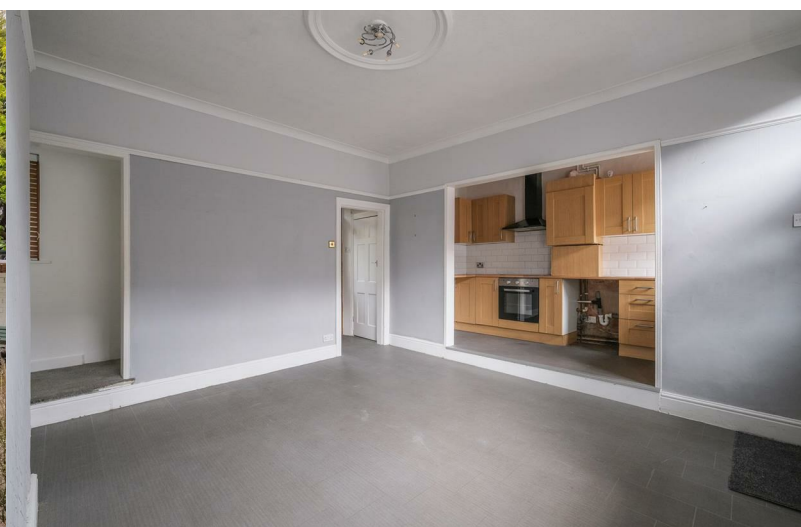
Residential Sales and Lettings



5 East Mount

Brighouse, HD6 2BP

Offers Over £225,000



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Situated just minutes from Brighouse town centre, this good-sized four-bedroom detached house offers a perfect blend of comfort and convenience. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining, making it an ideal family home.

The well-proportioned bedrooms are designed to ensure a restful night's sleep, with both a ground floor WC and a modern bathroom to cater to the needs of a busy household. The layout of the home promotes a sense of openness and light, creating a welcoming atmosphere throughout.

One of the standout features of this property is its prime location. Situated within walking distance to Brighouse centre, residents can enjoy easy access to a variety of local amenities, including shops, restaurants, and recreational facilities. This makes it not only a practical choice for daily living but also a vibrant community to be part of.

Whether you are looking for a family home or a place to entertain guests, this detached house in East Mount is sure to impress. With its generous living space and convenient location, it presents an excellent opportunity for those seeking a new home in Brighouse. Do not miss the chance to make this property your own.

Entrance Hallway

Access to the ground floor guest WC and the kitchen diner.

Kitchen/ Diner

18'4" x 14'3" (5.59 x 4.34)

The kitchen comprises: wooden wall and base units, an integrated electric hob and oven, extractor fan, and a stainless steel sink and drainer. Boiler contained in a cupboard and plumbing for a washing machine. The kitchen is open plan to the dining area, ideal for entertaining guests. The dining area has an electric fire mounted to the wall and double doors leading into living room. Windows to the front of the property.

Living Room

13'6" x 12'6" (4.11 x 3.81)

The spacious lounge area has a window to the front of the property.

Study

8'7" x 8'5" (2.62 x 2.57)

The study is located on the ground floor of the property, but could also be used as a playroom or snug.

Cellar

17'9" x 10'0" (5.41 x 3.05)

Large cellar space which is ideal for storage. Two small windows to the rear.

Downstairs WC

4'5" x 3'5" (1.35 x 1.04)

WC and hand basin encased in vanity unit. Fully tiled walls and a window to the rear of the property.

Landing

26'0" x (7.92 x 1.83)

Window to the rear elevation.

Bedroom One

13'5" x 10'9" (4.09 x 3.28)

Large double bedroom with a window to the front elevation.

Bedroom Two

9'5" x 9'4" (2.87 x 2.84)

A double bedroom with a window to the front elevation.

Bedroom Three

13'10" x 8'5" (4.22 x 2.57)

A double bedroom with a window to the front elevation.

Bedroom Four

8'8" x 8'1" (2.64 x 2.46)

A single bedroom with a window to the side elevation

House Bathroom

6'7" x 5'9" (2.01 x 1.75)

The house bathroom is fully tiled with a WC, hand basin and bath, with an electric shower overhead. Window to the rear elevation.

Exterior

To the rear of the property there is a large paved garden.

Viewings

By appointment only.

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.

Directions

For Satnav please use the postcode HD6 2BP.



Road Map



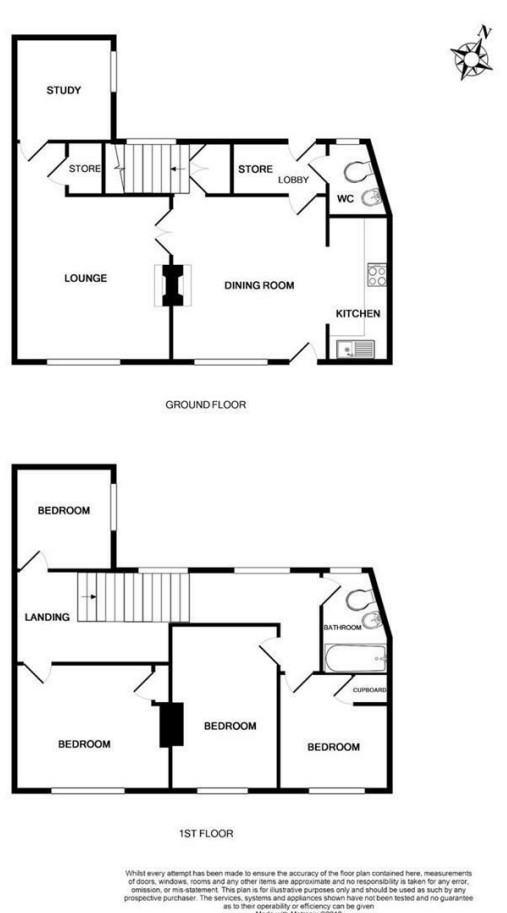
Hybrid Map



Terrain Map



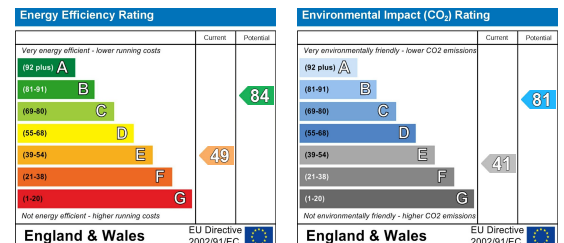
Floor Plan



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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