

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 17 The Crescent

Brighouse, HD6 1TB

Offers Over £195,000



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Bonegate Road, Brighouse, HD6 1TB

**Offers Over £195,000**



Nestled in the charming area of The Crescent, Brighouse, this delightful semi-detached house offers a perfect blend of modern living and comfort. With three bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The heart of the home is a well-equipped kitchen to cater to all your culinary needs, making meal preparation a pleasure. The bathroom is also thoughtfully designed, ensuring convenience for all residents.

The location of this property is particularly appealing, with local amenities, schools, and parks just a stone's throw away. This makes it an excellent choice for families looking to settle in a friendly community.

In summary, this modern three-bedroom semi-detached house on The Crescent is a wonderful opportunity for anyone seeking a comfortable and stylish home in Brighouse. With its attractive features and convenient location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely 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. \*\*\*

## **Living Room**

Good sized practical space overlooking the front of the property.

## **Kitchen**

Well organised kitchen that overlooks the rear of the property with an oven and hob. space for fridge freezer and washing machine. The room is finished in a neutral color scheme and provides plenty of work surface and storage space.

## **Bedroom One**

A spacious double bedroom overlooking the front of the home

## **Bedroom Two**

A spacious double bedroom overlooking the rear of the home

## **Bedroom Three**

A well sized single bedroom to the front of the home

## **Bathroom**

Bathtub, over bath shower, sink and heated towel rail.

## **Internal**

Hallway with understairs storage and access to the living room and kitchen.

## **External**

Well sized enclosed garden to the rear, with gate. Off road parking for multiple cars.

## **Viewings**

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

## **Directions**

For Satnav please use the postcode HD6 1TB

## 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



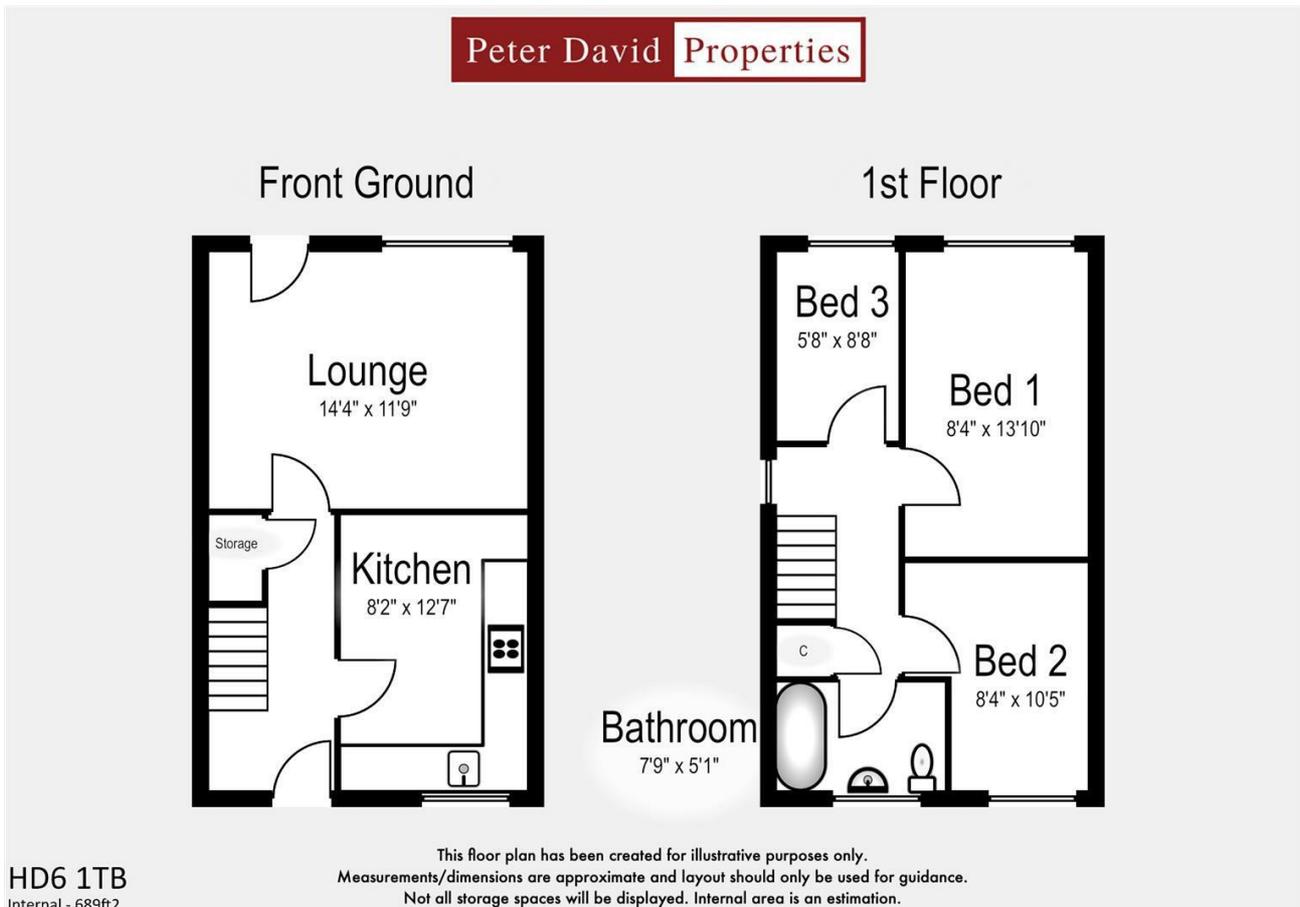
## Hybrid Map



## Terrain Map



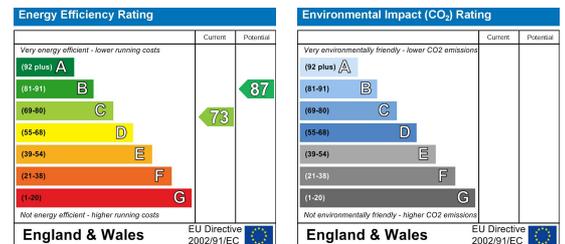
## Floor Plan



## 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.