



3 St. Chads Avenue

Brighouse, HD6 2PR

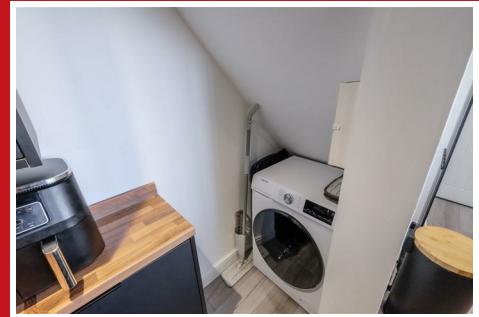
£180,000



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Hove Edge, Brighouse, HD6 2PR

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Perfectly located on St Chads Avenue in a charming area of Hove Edge, Brighouse, this beautifully renovated two bedroom house offers a perfect blend of modern living and comfort. This property is ideal for families or first time buyers having had a full refresh including new kitchen, bathroom, carpets and doors.

The inviting reception room provides a warm welcome, perfect for relaxation or entertaining guests.

The heart of the home is undoubtedly the newly fitted kitchen, which boasts high-quality fixtures and fittings, making it a joy to cook and gather. The contemporary bathroom has also been thoughtfully updated, ensuring a fresh and stylish space for your daily routines.

The property features a convenient driveway, providing off-road parking, and a low-maintenance garden, ideal for those who prefer to spend their time enjoying the outdoors rather than tending to it.

Situated close to local schools, this property is perfectly positioned for families, offering easy access to educational facilities. With its modern amenities and prime location, this semi-detached house in Hove Edge is a wonderful opportunity for anyone looking to settle in a vibrant community. Don't miss the chance to make this delightful home your own.

The home is presented to a high standard throughout, with new doors, radiators, and even remote-controlled lighting and fireplace, adding a touch of luxury to everyday living.

Living Room

Overlooking the front of the home with a built in media wall and a feature remote controlled electric fire, television and built in storage. Laminate flooring and a bay window with venation blinds. Remote control feature lighting. A light and neutral colour scheme compliments the bright and airy room.

Kitchen

A new kitchen with matt black base and wall units with contrasting wooden worktops. A built in fridge freezer, electric oven and hob, as well as a spectacular kitchen sink. There is space for a washing machine. The kitchen has ceiling spotlights and provides a modern take on a traditional kitchen. There is access out to the rear garden.

Bathroom

A brand new shower room with a walk in shower, sink and w/c. Tiled throughout with a heated towel rail.

Bedroom One

A spacious double bedroom overlooking the front of the home with a feature wood panelling wall. A ceiling mounted central light and ceiling mounted bedside lighting brings a modern touch as well as new sockets and carpets. A modern upright radiator perfectly completes the look.

Bedroom Two

A well sized bedroom to the rear of the property with built in storage space, new carpets and a light and neutral colour scheme in keeping with the rest of the home. This bedroom overlooks the rear garden and views beyond.

External

Set back from a quiet cul-de-sac, the driveway is positioned at the front of the home with a path leading to the new front door at the side of the property. To the rear is a low maintenance garden space with a patio and storage sheds.

Directions

For Satnav please use the postcode HD6 2PR

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

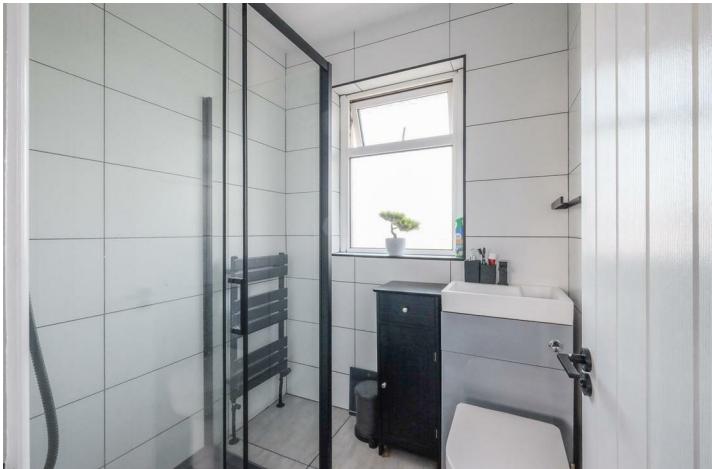
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



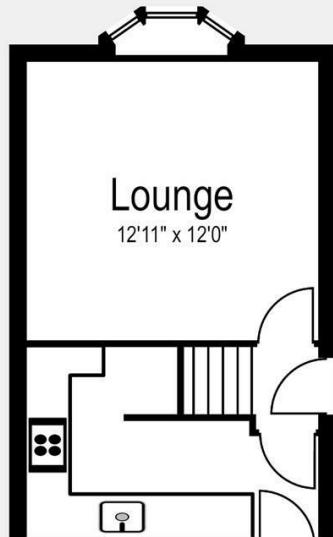
Terrain Map



Floor Plan

Peter David Properties

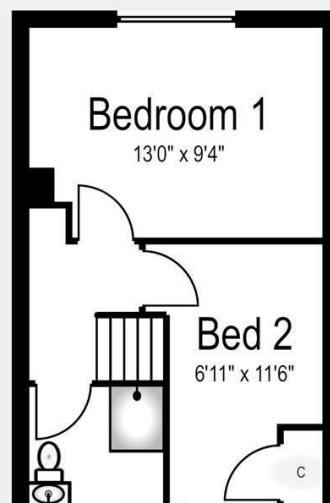
Front Ground



Kitchen

12'11" x 8'6"

1st Floor



Bathroom

5'8" x 5'4"

HD6 2PR

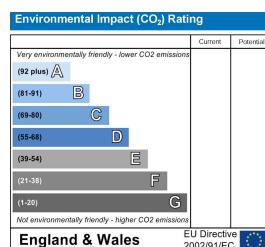
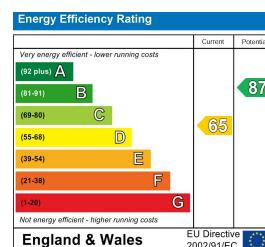
Internal - 545ft²

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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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