

Peter David

Properties Ltd

Residential Sales and Lettings



## 2 Oaks Green Mount

Brighouse, HD6 3LS

£175,000



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**£175,000**



'Oak Lea' is a desirable, well-proportioned property located in Rastrick, minutes from Brighouse town centre and the amenities within. The external space on offer is a real asset, with a driveway providing off road parking for several cars and which leads to a single, detached garage, as well as a good-sized and easy-to-maintain garden. Internally, the property comprises: living room, kitchen diner, bathroom, two bedrooms. The property is well-presented throughout, combining traditional and modern features. Viewings are highly recommended - book yours today!

## Entrance

A side entrance with a staircase to the first floor accommodation and access to all ground floor rooms.

## Kitchen Diner

A modern kitchen diner with a spotlight ceiling and windows to two sides, offering plenty of natural light. Featuring wall and base units, a breakfast bar and display shelving. With space for appliances and an inset stainless steel sink and drainer.

## Living Room

Full of character, the living room benefits from a beamed ceiling and a fireplace housing a stove. The living room is dual aspect, with an external door to the garden.

## Bathroom

A fully tiled bathroom with a three piece suite, comprising: a WC, a hand basin and a bath with an overhead shower. Window to the side aspect.

## Bedroom One

A double bedroom with a velux window and storage in the eaves.

## Bedroom Two

A good-sized second bedroom with fitted wardrobes.

## External

To the front of the property there is a shared driveway providing off-road parking for one car. To the rear there is a single, detached garage which provides parking for one car. The front and rear gardens have mature shrubs, a lawn and a patio.

## Viewings

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

## Directions

For Satnav please use the postcode HD6 3LS

## 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



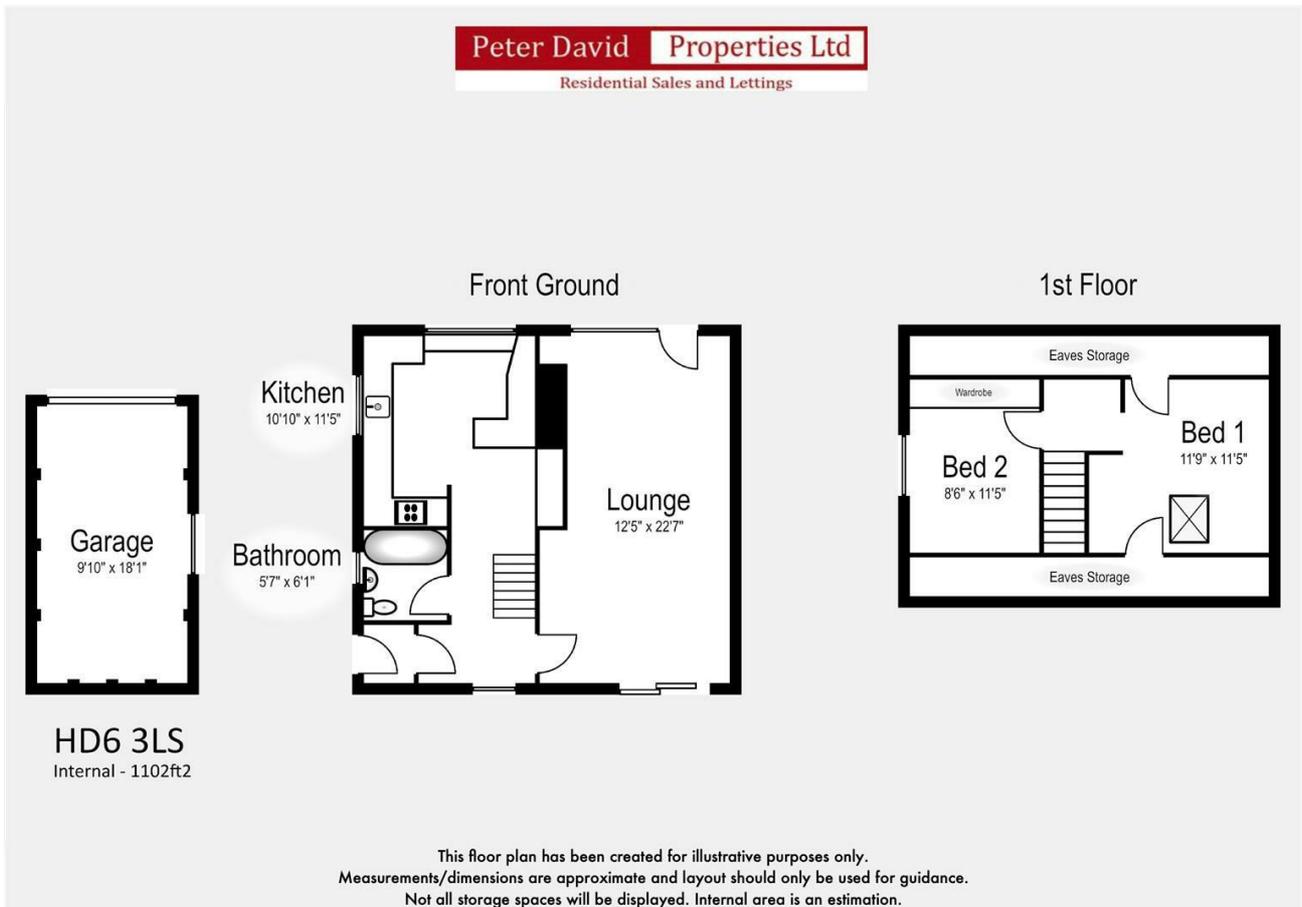
## Hybrid Map



## Terrain Map



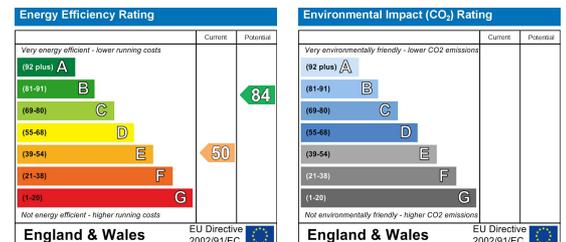
## Floor Plan



## 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



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