



4 Fletcher Crescent

Brighouse, HD6 3PR

Offers Over £150,000



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, Brighouse, HD6 3PR

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A perfect opportunity to purchase this spacious 2 bedroom Semi-Detached home, which has large gardens to the front and rear and is tucked away in a convenient location of Brighouse.

The home benefits from having new carpets and is tastefully presented with a light and neutral colour scheme throughout. Internal accommodation comprises of a Living Room, Kitchen Diner with patio doors overlooking the garden, downstairs W/C, a Four-Piece Bathroom Suite with a large corner bath and separate shower, and Two Double Bedrooms. Externally, the property benefits from a good sized front and rear garden.

Ideally located within close proximity to good local amenities and schools, as well as easy access for the M62 motorway and local towns. Internal viewings are highly recommended to fully appreciate the accommodation on offer at this property.

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

A light and spacious living room overlooks the front of the property. There is a feature fireplace and wall mounted lighting in the alcoves.

Kitchen Diner

With plenty of worksurface and storage space, the kitchen diner overlooks the rear garden through patio doors. With room for appliances and a storage cupboard this is a practical space. Wooden built in units are mounted on 3 walls with a sink, double oven and gas hob.

Down Stairs W/C

A downstairs W/C adds further practicality.

Bedroom One

A large double room at the front of the home provides plenty of space for furniture and wardrobes. There is a built in cupboard over the stairs.

Bedroom Two

A double bedroom with grey carpets overlooks the rear of the home.

Bathroom

A four-piece family bathroom with a large corner bath, separate shower, sink, W/c and heated towel rail. The bathroom is tastefully tiled in keeping with the property.

External

Easy to maintain front and rear garden.

Directions

For Satnav please use the postcode HD63PR

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.

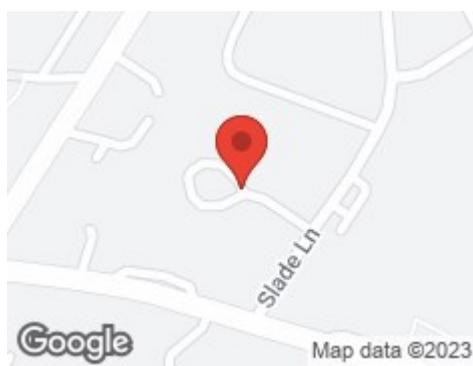
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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



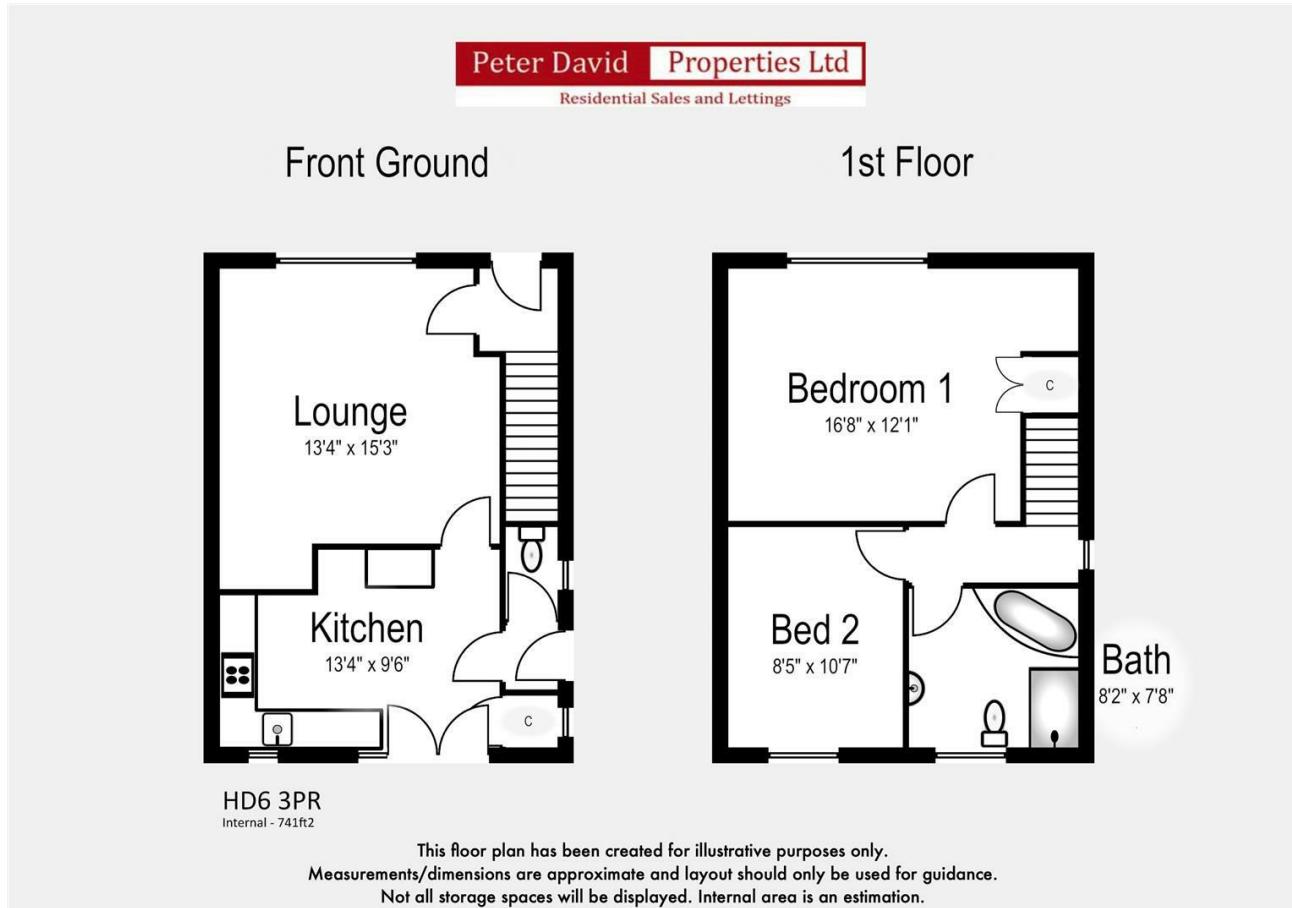
Hybrid Map



Terrain Map



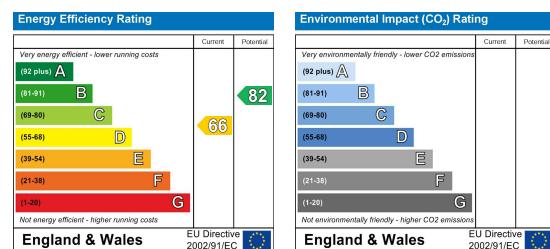
Floor Plan



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.

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