

# Peter David

# Properties Ltd

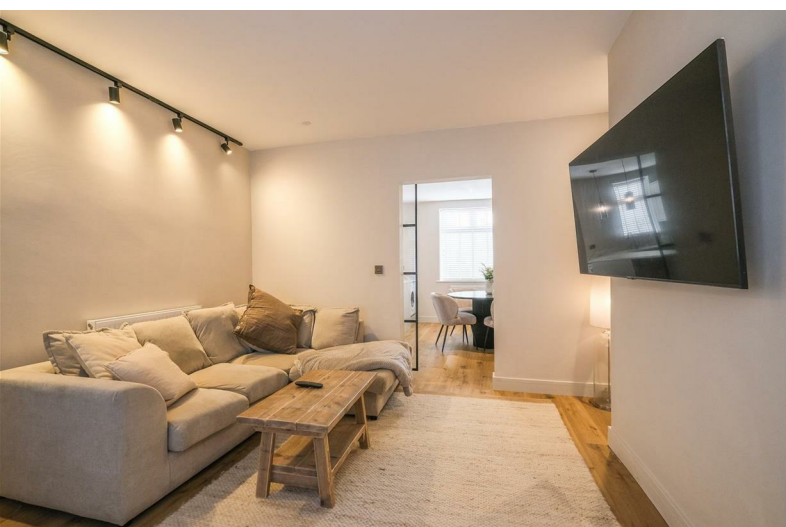
Residential Sales and Lettings



## 23 Carr Street

Brighouse, HD6 4AZ

Offers Around £195,000





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Nestled on Carr Street in the charming town of Brighouse, this exquisite two-bedroom semi-detached house presents a wonderful opportunity for those seeking a modern yet character-filled home. Recently fully renovated, the property boasts a stunning new kitchen and bathroom, both designed with contemporary fixtures and fittings that enhance the overall appeal of the residence.

As you step inside, you will be greeted by bespoke lighting that creates a warm and inviting atmosphere throughout the home. The well-proportioned reception room offers a perfect space for relaxation or entertaining guests, while the two bedrooms provide comfortable and tranquil retreats.

Outside, the property features a private rear garden, ideal for enjoying sunny afternoons or hosting gatherings with family and friends. The low-maintenance front space adds to the convenience of this delightful home, allowing you to spend more time enjoying your surroundings rather than tending to upkeep.

Situated in an ideal location, this property is conveniently close to local schools, amenities, and transport links, making it perfect for families and commuters alike. This semi-detached house is not just a place to live; it is a home that combines modern living with a touch of character, making it a must-see for anyone looking to settle in Brighouse.

Offered for sale with no onward chain!

### Entrance Hall

Leading on from the front of the home with laminate flooring and a radiator, the entrance hall leads into the living room and up to the first floor accommodation.

### Living Room

Overlooking the front of the home with a large bay window complete with Venetian blinds, the living room is a light and airy space which features custom ceiling spotlights and light rail, a wall mounted television, laminate flooring and a glass sliding door leading into the kitchen diner.

### Kitchen Diner

AN open kitchen diner which has a built in U-Shaped kitchen with marble effect worktops and ample storage space. There is a built in oven, hob and extractor fan, a ceramic sink and drainer, a washing machine and space for the fridge freezer in the understairs pantry. With additional built in cupboard space in the alcoves in the dining room, there is plenty of worksurface space for a tea and coffee station or decorative displays. A breakfast bar adds further practicality and there is ample space for the dining table.

The room overlooks the rear garden and has Venetian blinds to the windows, ceiling spotlights and pendant lighting. There is a door opening onto the side of the home providing external access.

### Bedroom One

A spacious double bedroom overlooking the front of the home with a built in wardrobe and new carpet.

### Bedroom Two

A double bedroom overlooking the rear of the garden with new carpet.

### Bathroom

A stunning new bathroom suite with ceiling spotlights, a walk in shower, sculptured hand basin and storage, w/c and heated towel rail.

### External

To the rear of the home is a well sized lawned garden with storage shed The front has a low maintenance outdoor

space which has been tarmacked ready to be turned into a driveway subject to appropriate planning applications.

### Directions

For Satnav please use the postcode HD6 4AZ

### 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.

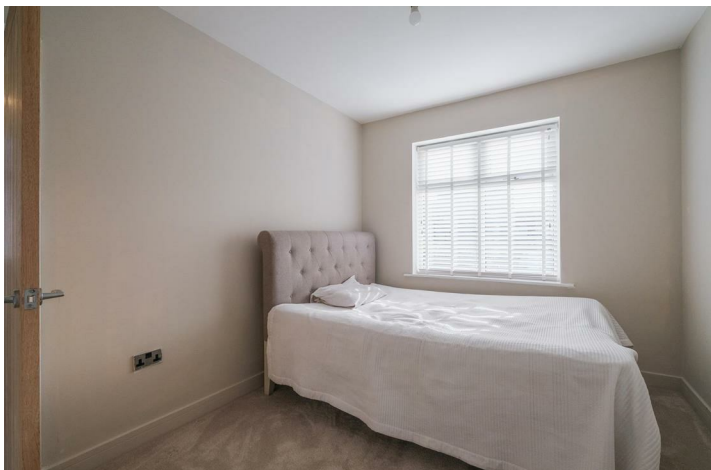
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the

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



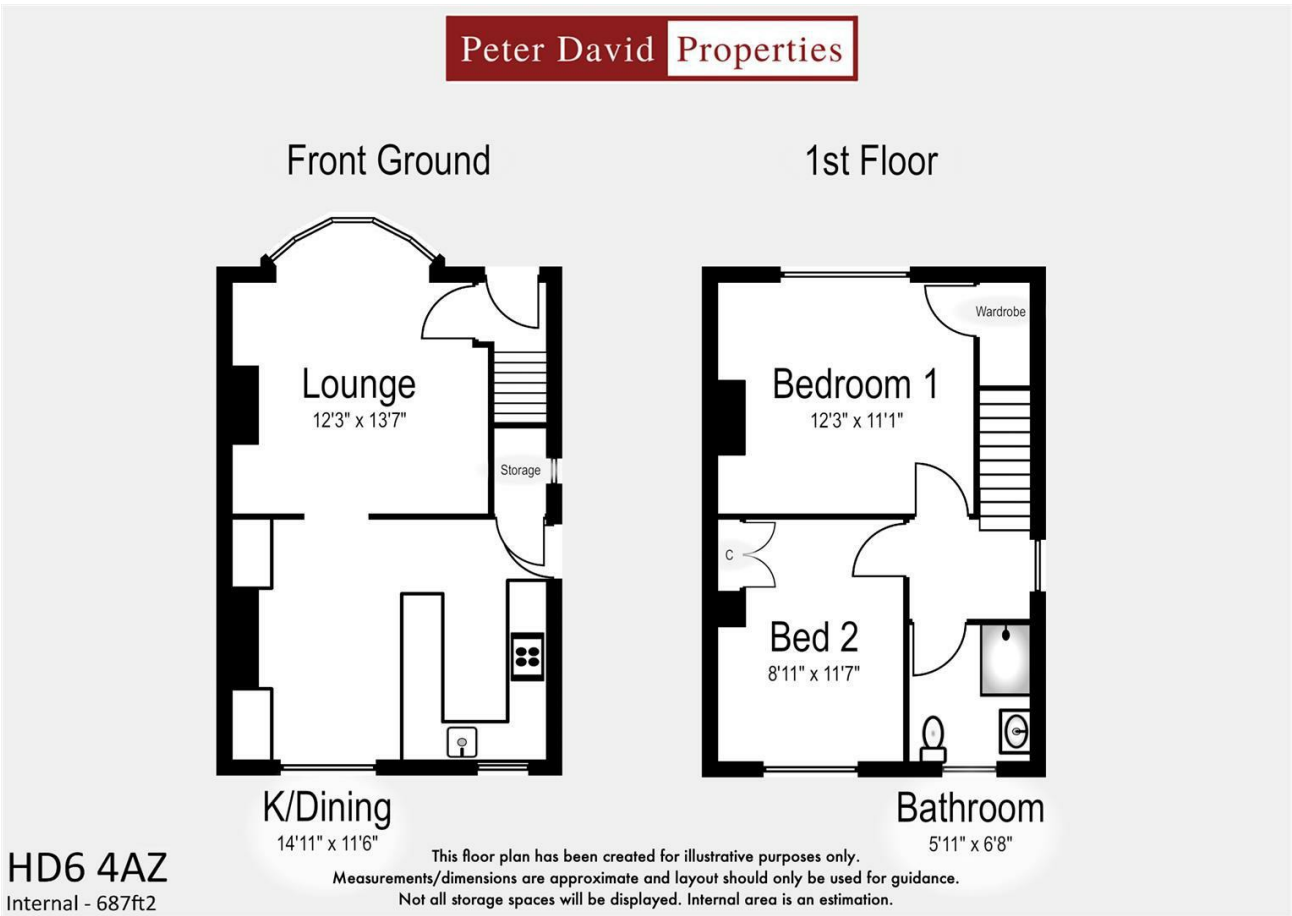
Hybrid Map



Terrain Map



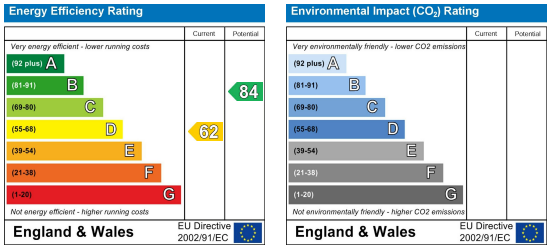
Floor Plan



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



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