

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 27 Bracken Road

Brighouse, HD6 2HX

**£375,000**





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'View House' is a substantial and desirable character property, offering versatile accommodation across three floors. This four / five bedroom property provides ample space and would make the perfect family home; it is beautifully presented throughout. Located in a highly sought after area, the property is within walking distance to good schools, within easy reach of both Brighouse and Halifax town centres and close to the M62 motorway network.

The property briefly comprises: an entrance hallway, a living room, a kitchen diner and a cellar. On the first floor there is a spacious landing, two double bedrooms, a single bedroom, an office / fifth bedroom which could be easily converted to an en-suite and a bathroom. On the second floor there is another spacious landing, a third double bedroom and a bathroom. The second floor space would be perfect for teenagers.

Externally, to the front of the property is an easy to maintain garden and a large driveway providing off road parking for up to four cars. To the rear is a good sized garden, which has a lawned area, a patio decked area and the perfect sun trap! Please contact Peter David Properties to book your viewing today!

## Entrance Hallway

Entering through a solid wood door with feature glass, providing access to ground floor accommodation.

## Living Room

Situated to the front of the property, with a single glazed sash bay window. Decorated with a picture rail, ceiling cornice and a ceiling rose. Benefiting from oak flooring and a log burning tiled fireplace, adding lots of character.

## Kitchen Diner

This open plan kitchen diner cream white wall and base units, white metro tiled splashbacks, work surfaces and an inset stainless steel sink and drainer. The kitchen features integral appliances (newly fitted in 2018) such as: dishwasher, washing machine and fridge freezer. There is also an oven grill and hob with overhead extractor. The kitchen benefits from a cupboard housing Vaillant boiler,

which is an eco tech and under guarantee until 2025. The kitchen diner further benefits from ample space to dine and a feature fire place (not currently in use). With two windows to the rear aspect, a door to the rear garden and access to the cellar.

## Cellar

A useful cellar, with two rooms, which is great for storage.

## Landing

A spacious landing, which provides space for a desk or other desired furniture.

## Bedroom One

A large double bedroom, which benefits from a feature cast iron fire place with a tiled back and mantle surround. With oak flooring and two windows to the front elevation.

## Office

A useful office, that has potential to be converted into an en-suite to bedroom one. With a window to the front elevation.

## Bedroom Two

A second double bedroom, with a window to the rear elevation.

## Bedroom Four

A single bedroom, with a window to the rear.

## Bathroom

The bathroom has tiled flooring and part tiled walls, comprising: a dual flush WC, hand basin on vanity unit, p shaped bath with centre taps, overhead shower and a fixed shower screen. With a frosted window to the side elevation.

## Landing Two

A second landing, which opens into a multi purpose living space, with the option to be used as a workspace or play room. Offering lots of natural light through a sky light and a velux window. Benefiting from storage in the eaves.

## Bathroom

A three piece bathroom, comprising: a WC, hand basin and a shower, with a glass screen. Providing advantageous under

floor heating, the bathroom has part tiled walls, tiled flooring and a chrome heated towel rail. With a spotlight ceiling and a velux window.

### Bedroom Three

A double bedroom, which benefits from storage in the eaves, a loft hatch and a substantial storage cupboard that could be used as a wardrobe. With a velux window.

### External

Externally, to the front of the property is an easy to maintain front garden and a large driveway providing off road parking for up to four cars. To the rear is a good sized garden, which has a lawned area, a patio decked area and the perfect sun trap.

### Viewings

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

### Directions

For Satnav please use the postcode HD6 2HX.

### 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



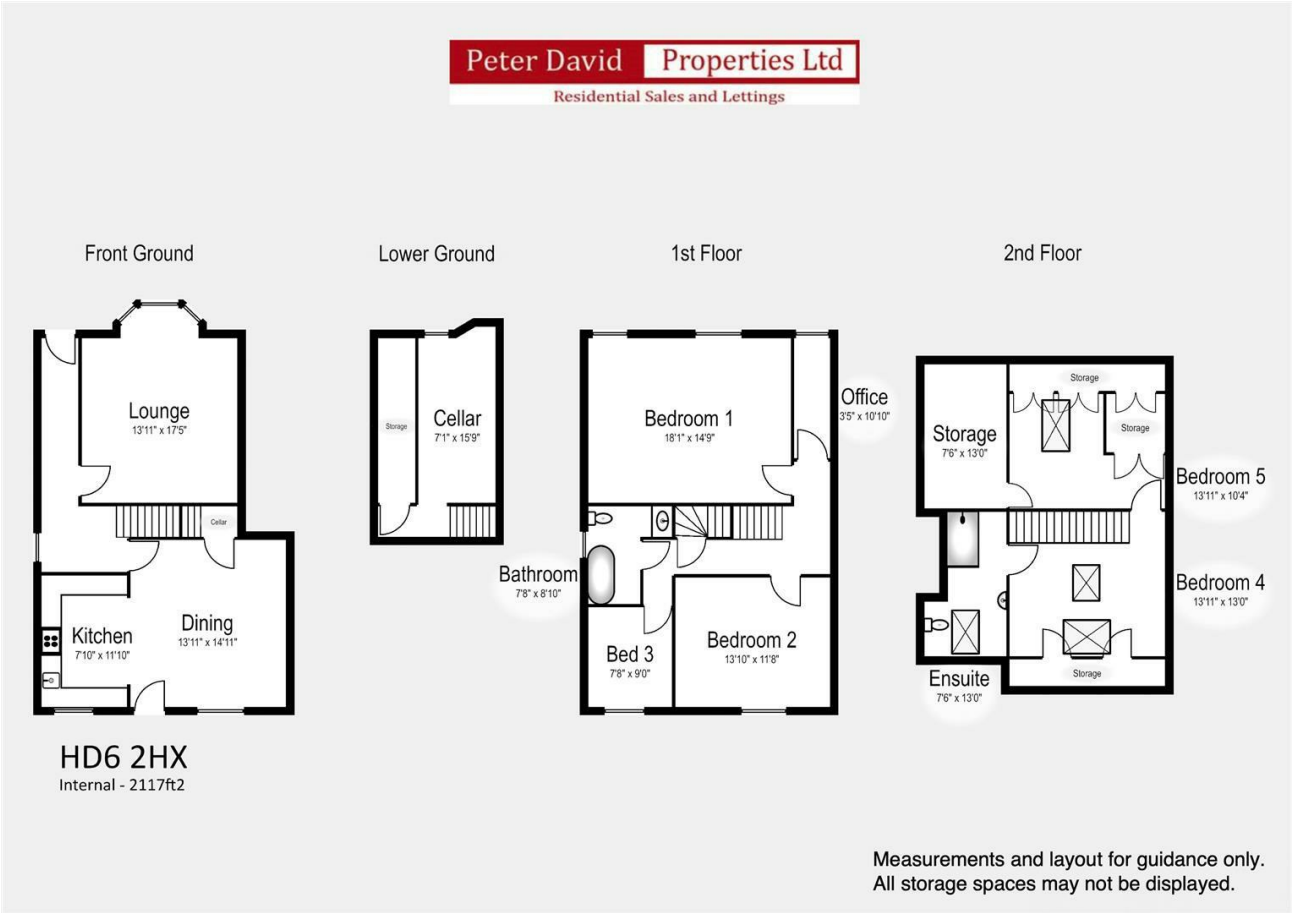
Hybrid Map



Terrain Map



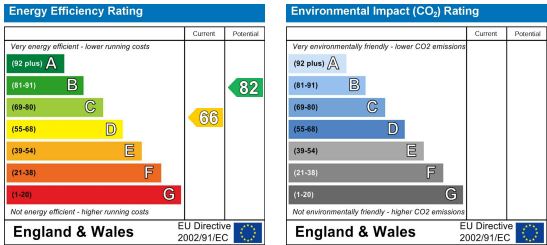
Floor Plan



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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