

Peter David

Properties Ltd

Residential Sales and Lettings



Elm Grove Field Lane

Brighouse, HD6 3NX

£350,000

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Elm Grove Field Lane

Rastrick, Brighouse, HD6 3NX

£350,000



Offered to the open market is a UNIQUE OPPORTUNITY with this DETACHED BUNGALOW, benefiting from OUTSIDE SPACE including a SUMMER HOUSE, WORKSHOP and GARAGE. Internally, the property comprises: an entrance porch leading to the hallway, a kitchen diner, a conservatory, a living room, three double bedrooms (one of which has an en-suite), a bathroom and a useful utility room. The property also benefits from SOLAR PANELS. Located close to Brighouse town centre and within easy access of the M62 network, ideal for those commuting to Leeds, Bradford, Halifax or Manchester. Viewings are highly recommended to appreciate what this VERSATILE property has to offer, both inside and out!

Entrance Porch

With tiled flooring and useful storage.

Entrance Hallway

Providing access to all ground floor accommodation.

Kitchen Diner

A spacious kitchen diner with wood-effect wall and base units and a central breakfast island. There is space for free-standing appliances and ample space to dine. Window to the side aspect allowing plenty of natural light. With doors to the conservatory.

Conservatory

With tiled flooring and patio doors to the garden.

Living Room

A spacious living room. The focal point is the gas fire with a limestone surround. Window to the front aspect.

Utility Room

Opposite the kitchen, the utility room has space for free-standing appliances, useful storage and a hand basin.

Bedroom One

A large double bedroom with fitted wardrobes and access to the en-suite.

En-suite

A tiled en-suite with a three piece suite, comprising: a shower cubicle, a WC and a hand basin.

Bedroom Two

A double bedroom with fitted wardrobes and a window to the side aspect.

Bedroom Three

A good sized single bedroom, currently used as a home office. Window to the side aspect.

Bathroom

The bathroom has a five piece suite, comprising: a WC, a hand basin, a bath, a shower and a bidet. There are useful storage cupboards and obscured windows.

Exterior

The property has ample outside space, with parking for five cars. There are flower beds and border plants, as well as a patio area and lawn to two sides. There is a pond, summer house with water and electric, a workshop, garden sheds and two greenhouses. There is also a garage and a workshop to the front of the property.

Viewings

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

Directions

For Satnav please use the postcode HD6 3NX.

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



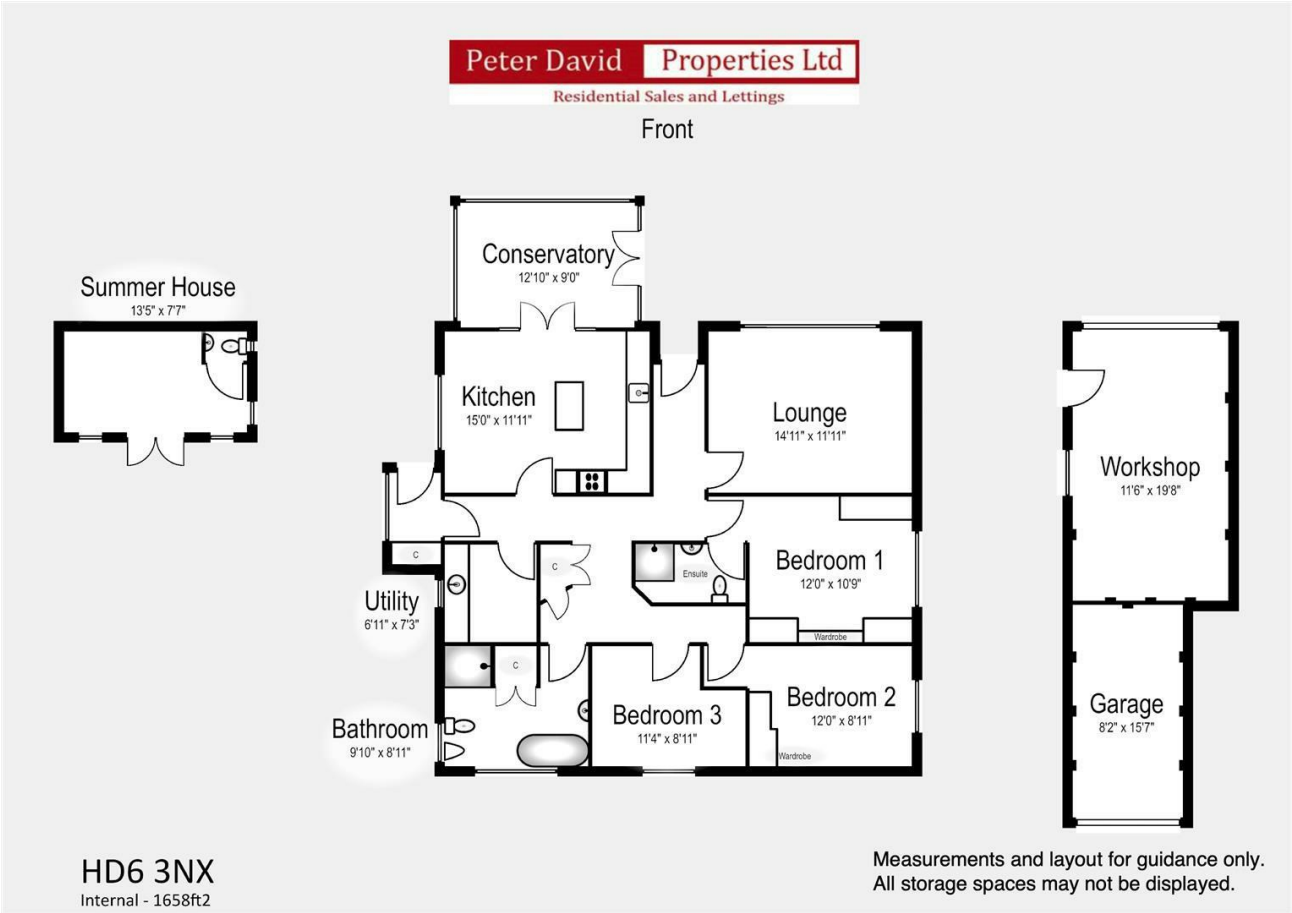
Hybrid Map



Terrain Map



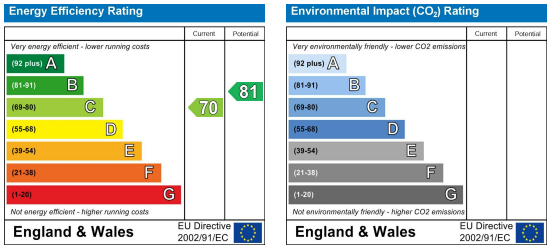
Floor Plan



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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