

Peter David

Properties Ltd

Residential Sales and Lettings

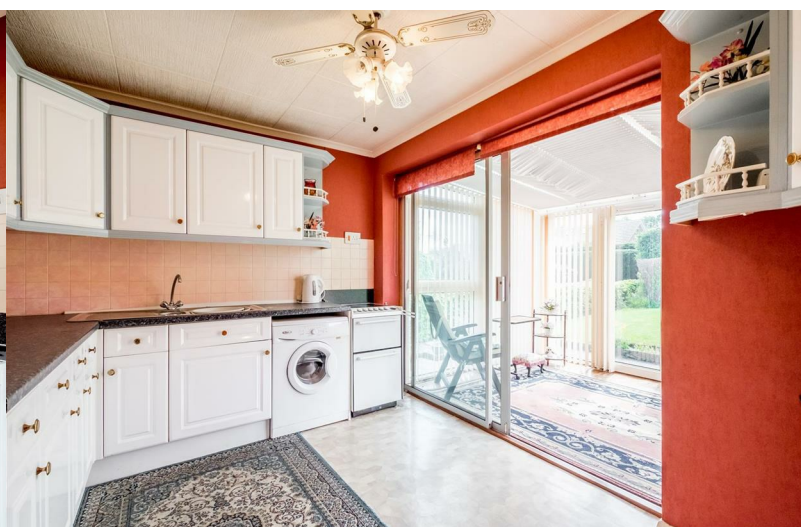


13 Lyndhurst Avenue

Woodhouse, Brighouse, HD6 3RY

Offers Over £280,000

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Peter David Properties are pleased to present to the open market with NO UPWARD CHAIN this TRUE BUNGALOW, located in the SOUGHT AFTER AREA of Woodhouse.

The property internally comprises: a hallway, a kitchen, a conservatory, a living room, three bedrooms, and a house bathroom. Externally, the property benefits from a driveway, leading to a single garage. There is a lawn to the front aspect, a patio to the side, and to the rear there is a large well maintained garden, with a lawn, a patio, and pleasant shrubbery.

The property is situated on a quiet street, close to Brighouse Town Centre with all local amenities within.

Do not miss this unique opportunity to purchase a true bungalow in such a desired location - contact Peter David Properties to arrange your viewing today!

Hallway

Providing access to the property through an external door to the side aspect. Benefitting from a useful storage cupboard and access to the loft.

Kitchen

A good size kitchen benefitting from matching wall and base units, a stainless steel sink and drainer, and space for all appliances.

Living Room

A spacious living room with a window to the front aspect.

Conservatory

The conservatory has double doors leading into the pleasant rear garden.

Bedroom One

A double bedroom with built in wardrobes to one wall. Window to the rear aspect.

Bedroom Two

A good size single bedroom with a window to the side aspect.

Bedroom Three

A third bedroom which could also be used as an office, with a window and external door to the side aspect.

Bathroom

A fully tiled bathroom with a WC, a hand basin, and a bath with a shower over head with a glass screen. Window to the side aspect.

External

The property benefits from a large enclosed rear garden, which has a well maintained lawn, a patio, and a garden shed. Too one there is another patio, and to the other a long driveway leading to a single garage. Further benefitting from a lawn to the front aspect.

Directions

For Satnav please use the postcode HD6 3RY.

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

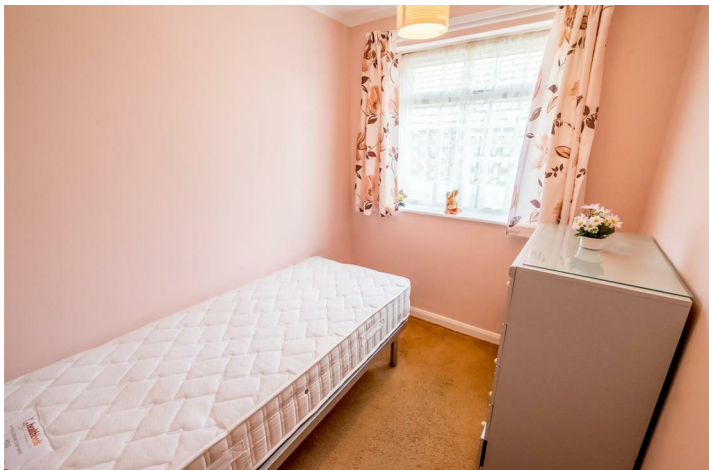
available both in branch and through home visits - if you would like to arrange an appointment contact us today.

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



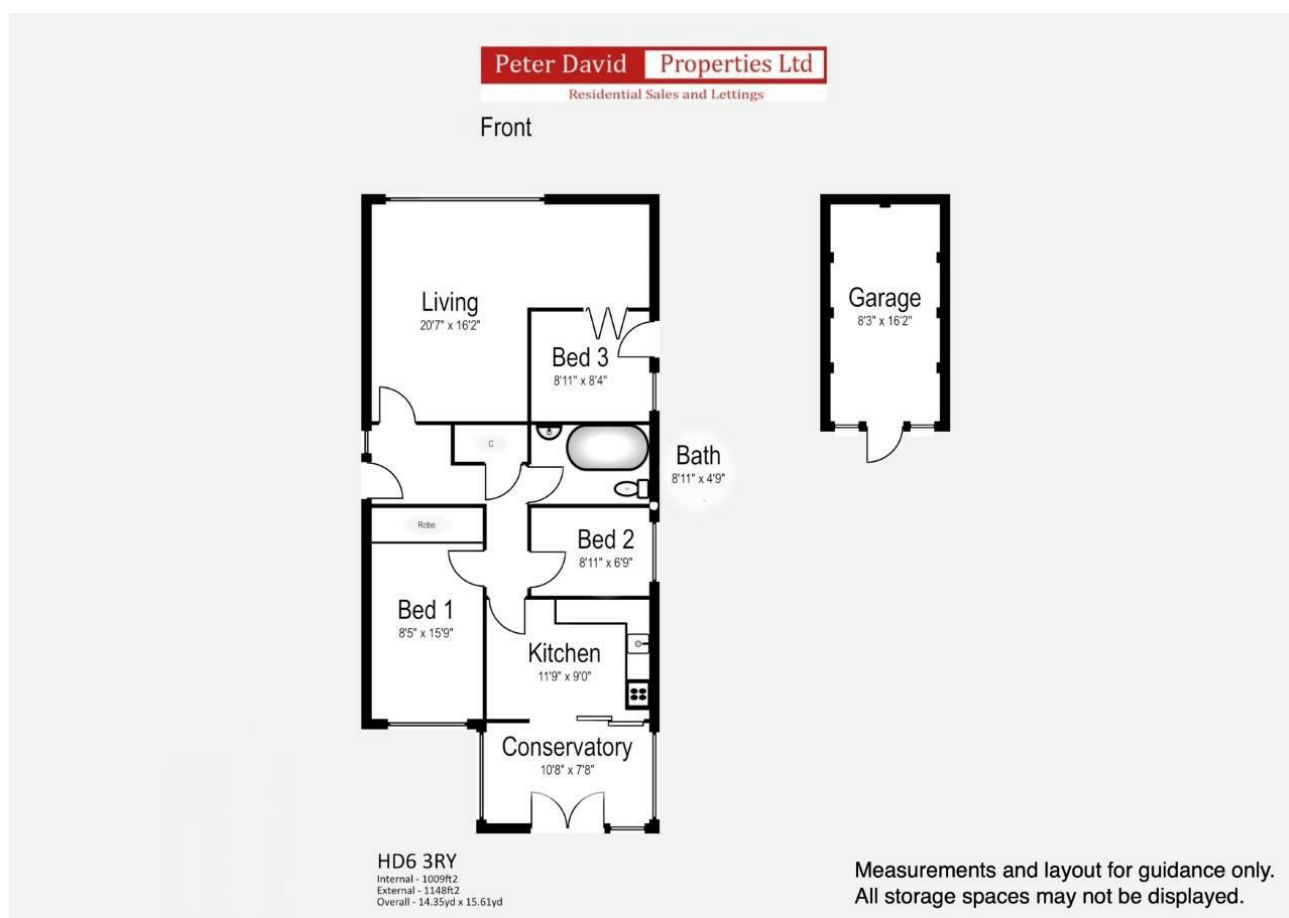
Hybrid Map



Terrain Map



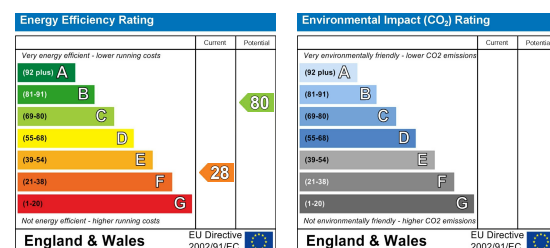
Floor Plan



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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