



44 Stratton Road

, HD6 3TA

Offers Over £245,000



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Brighouse, HD6 3TA

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Offered to sale with NO UPWARD CHAIN is this stunning, NEWLY RENOVATED two bedroom semi-detached bungalow. Accessed from the side, the property internally comprises: a kitchen, a large living room, a double bedroom, a spacious single bedroom / small double, and a modern shower room. Externally, the property has a lawn to the front and good-sized rear garden ready for turf or a patio. There is also a DETACHED SINGLE GARAGE and a large driveway suitable for three cars. The property benefits from an alarm system throughout, outside tap, outside electrical sockets, double glazing throughout and gas central heating. Internal viewings are recommended!

Kitchen

Overlooking the rear garden is this newly fitted kitchen, with cashmere wall and base units with integrated appliances comprising: a dishwasher, a fridge, a freezer, an electric oven, an induction hob and an extractor fan. There is also space for a washing machine. Side door providing access.

Living Room

A large living room with window to the rear garden. There is an electric fire fitted.

Bedroom One

A large double bedroom with space for free standing furniture. Overlooking the front garden.

Bedroom Two

A sizeable second bedroom with space for free-standing furniture. This room could also be used as a home office. Overlooking the front garden.

Shower room

This modern shower room has a three piece suite,

comprising: a WC, a hand basin and a large walk-in shower cubicle. Window to the side aspect.

Exterior

To the side of the property there is a large driveway leading to the detached single garage with up and over door. Benefiting from front laid garden and rear garden ready to lawn/ patio. There is also an outside tap and outside electrical sockets.

Directions

For Satnav please use the postcode HD6 3TA

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



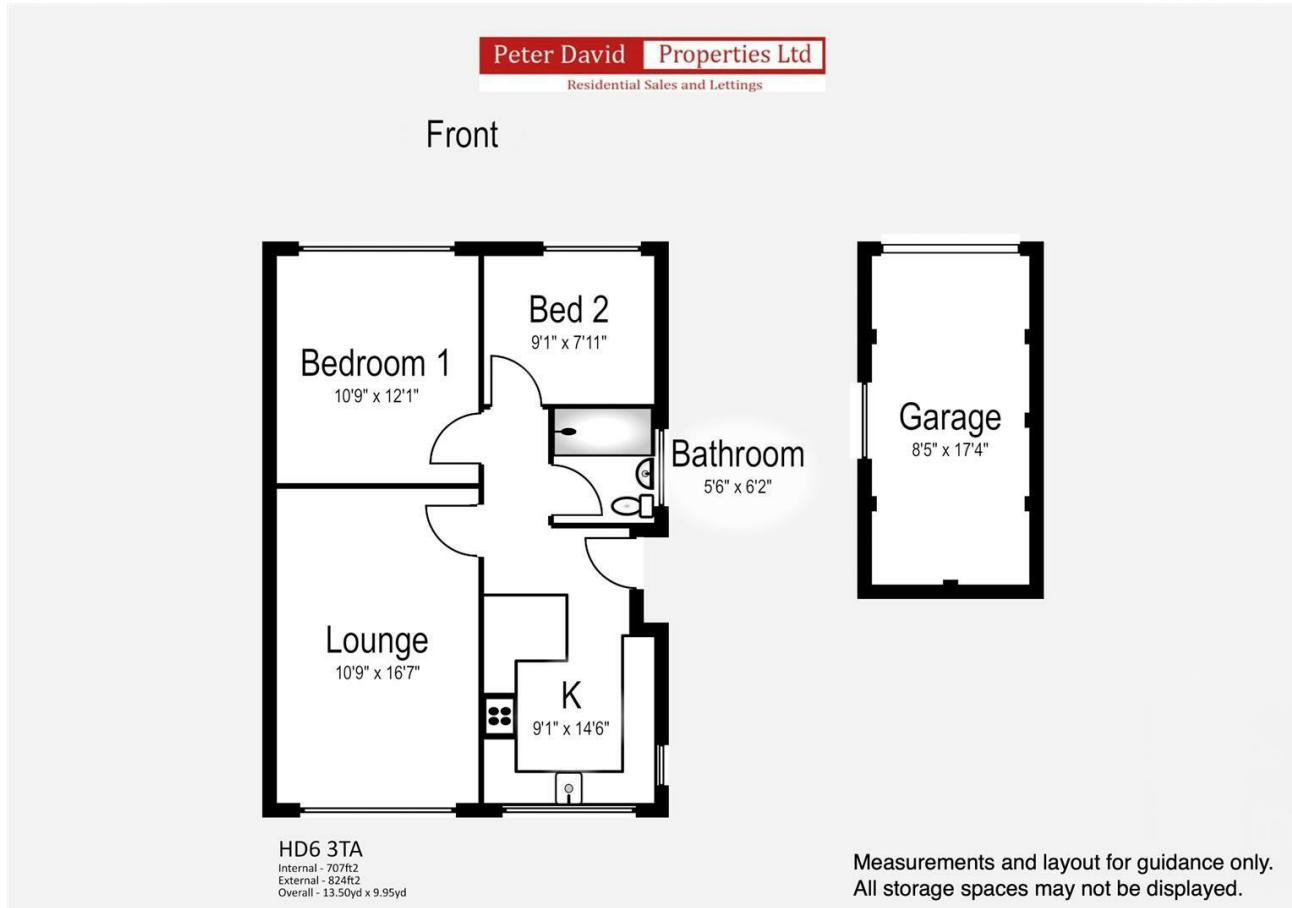
Hybrid Map



Terrain Map



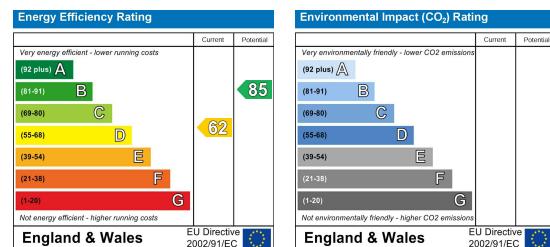
Floor Plan



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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