

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 1 Green End

Brighouse, HD6 1JF

Offers Over £145,000



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**Offers Over £145,000**



Peter David Properties are pleased to present to the open market this THREE BEDROOM END TERRACE property, situated in the CONVENIENT LOCATION of Brighouse. The property is within walking distance of Brighouse Town Centre and all local amenities within, including the bus and train stations, supermarkets, bars, and restaurants.

Internally comprising: an entrance hallway, cloakroom, kitchen, dining room, living room, three bedrooms, and a house bathroom. Externally there is easy to maintain gardens to three sides, along with allocated off road parking.

This property would make a perfect home for a first time buyer or for a growing family, contact Peter David Properties to arrange your viewing today!

## **Entrance Hallway**

Providing access to the property through a PVCu door to the front aspect. Benefitting from two useful storage cupboards.

## **Cloakroom**

A ground floor cloakroom comprising: a WC, a hand basin, and useful storage cupboards. Window to the front aspect.

## **Kitchen**

A well presented kitchen comprising: a four ring gas hob with an extractor over head, an electric oven, a stainless steel sink and drainer, and matching wall and base units. With plumbing for a washing machine, space for a fridge freezer, and tiled splashbacks. Window and external door to the rear aspect.

## **Dining Room**

A separate dining room that is currently being used as an office space. With neutral carpet and décor, and a window to the rear aspect.

## **Living Room**

A spacious neutrally decorated living room with a laminate floor and a window to the front aspect.

## **Landing**

Providing access to the first floor. Also benefitting from a built in cupboard housing the boiler.

## **Bedroom One**

A good size double bedroom with a window to the front elevation.

## **Bedroom Two**

A second double bedroom with loft access and a window to the rear elevation.

## **Bathroom**

A three piece white bathroom suite comprising: a WC, a hand basin, and a bath with a shower overhead and glass shower screen. Further benefitting from a built in storage cupboard, part tiled walls, and a window to the rear elevation.

## **Bedroom Three**

A single bedroom with a window to the front elevation.

## **External**

Externally, the property benefits from an easy maintain lawn and patio to the rear, a garden to the side with an outside storage space, and a patio to the front. There is also allocated off road car parking for the property.

## **Directions**

For Satnav please use the postcode HD6 1JF.

## 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.

## Viewings

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

## 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.

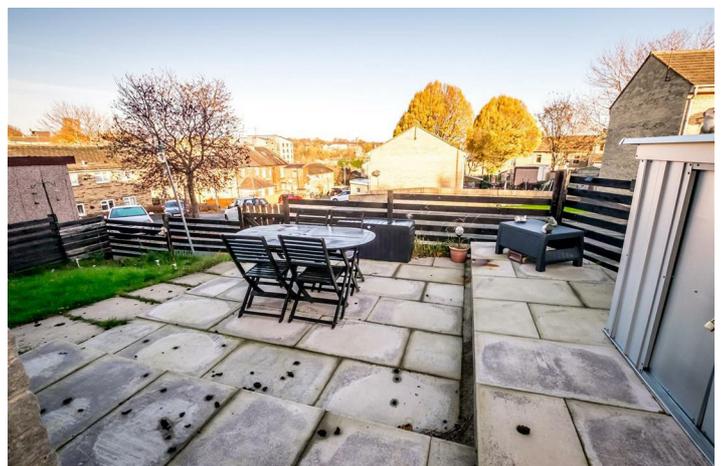
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially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



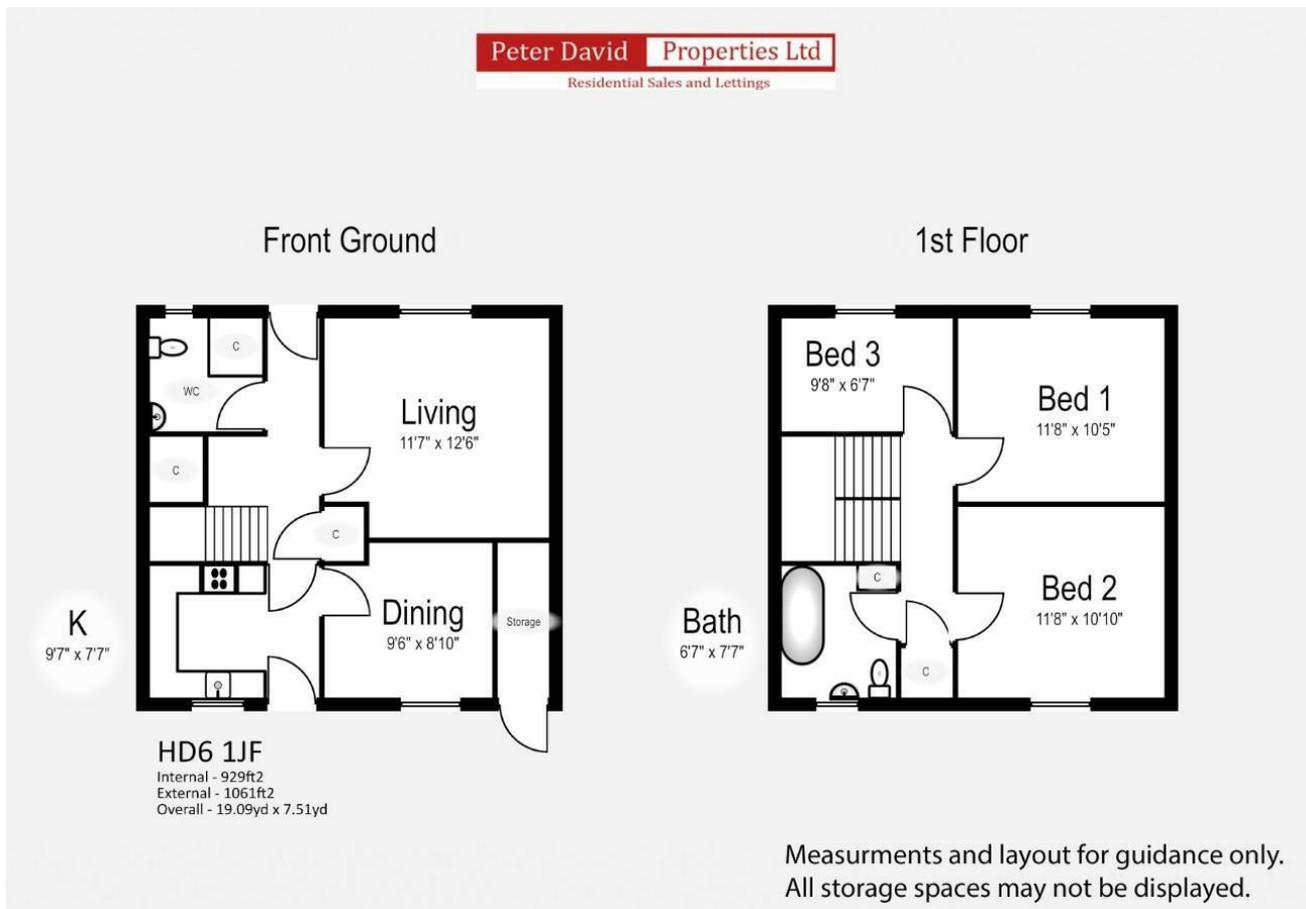
## Hybrid Map



## Terrain Map



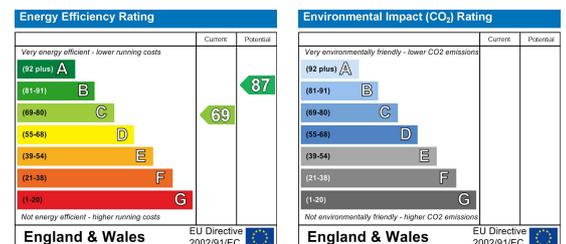
## Floor Plan



## 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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