

Peter David

Properties Ltd

Residential Sales and Lettings



158 Thornhill Road

Brighouse, HD6 3AH

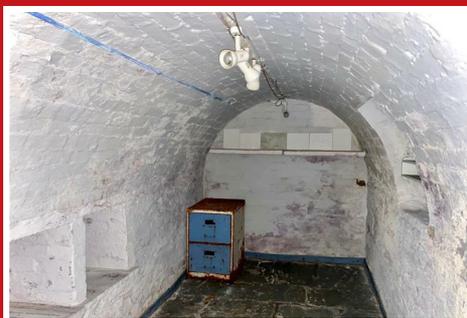
£125,000



158 Thornhill Road

Rastrick, Brighouse, HD6 3AH

£125,000



Nestled on Thornhill Road in the charming town of Brighouse, this delightful terraced house presents an excellent opportunity for those seeking a modern and comfortable home. Recently refurbished to a high standard, this property boasts a fresh and inviting atmosphere, making it ready for you to move in without delay.

The house features a well-proportioned reception room, perfect for relaxing or entertaining guests. With two bedrooms, this home is ideal for small families, couples, or individuals looking for extra space. The newly fitted kitchen is a highlight, offering a contemporary design and functionality for all your culinary needs.

Additionally, the property includes a cellar and a porch, providing ample storage solutions to keep your living space tidy and organised. The thoughtful refurbishment ensures that every corner of the home is both stylish and practical.

Situated in an ideal location, this property is within walking distance of local schools and amenities, making it convenient for daily errands and family life. Whether you are a first-time buyer or looking to downsize, this two-bedroom home on Thornhill Road is a fantastic choice for those seeking a blend of comfort and convenience in Brighouse. Don't miss the chance to make this lovely house your new home.

****This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. ****

Entrance Porch

A well sized entrance porch leads into the home providing plenty of space to store shoes on entering the property and has a nice elevated aspect overlooking the front of the home and front patio.

Living Room

16'8" x 12'1" (5.1m x 3.7m)

With character features and high ceilings, the living room is light and spacious in a neutral colour scheme with a window overlooking the front of the home. A feature fireplace provides the focal point and the room leads onto the kitchen.

Kitchen

8'10" x 6'6" (2.7m x 2.0)

A newly installed kitchen provides worksurface and storage space with an oven, induction hob and extractor fan, stainless steel sink and drainer, wooden worktops and complimentary base and wall units. There is space for a washing machine and free standing fridge freezer as well as access down to the cellar.

Cellar

A vaulted cellar useful for additional storage space.

Bedroom One

11'5" x 8'10" (3.5m x 2.7m)

A double bedroom overlooking the front of the home

Bedroom Two

11'5" x 7'10" (3.5m x 2.4m)

A single bedroom overlooking the front of the home with a built in cupboard.

Bathroom

9'6" x 4'11" (2.9m x 1.5m)

With a bath tub, over bath shower and shower curtain, wash basin and heated towel rail, The bathroom suite is finished in a white colour scheme.

W/C

A separate W/C adds further practicality to the home.

External

The property is set back from the road in an elevated position. Stone steps lead up to the front patio area and into the front porch. With views overlooking the park, the patio provides a great space in which to relax and sit out on sunny days.

Viewings

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

Directions

For Satnav please use the postcode HD6 3AH

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



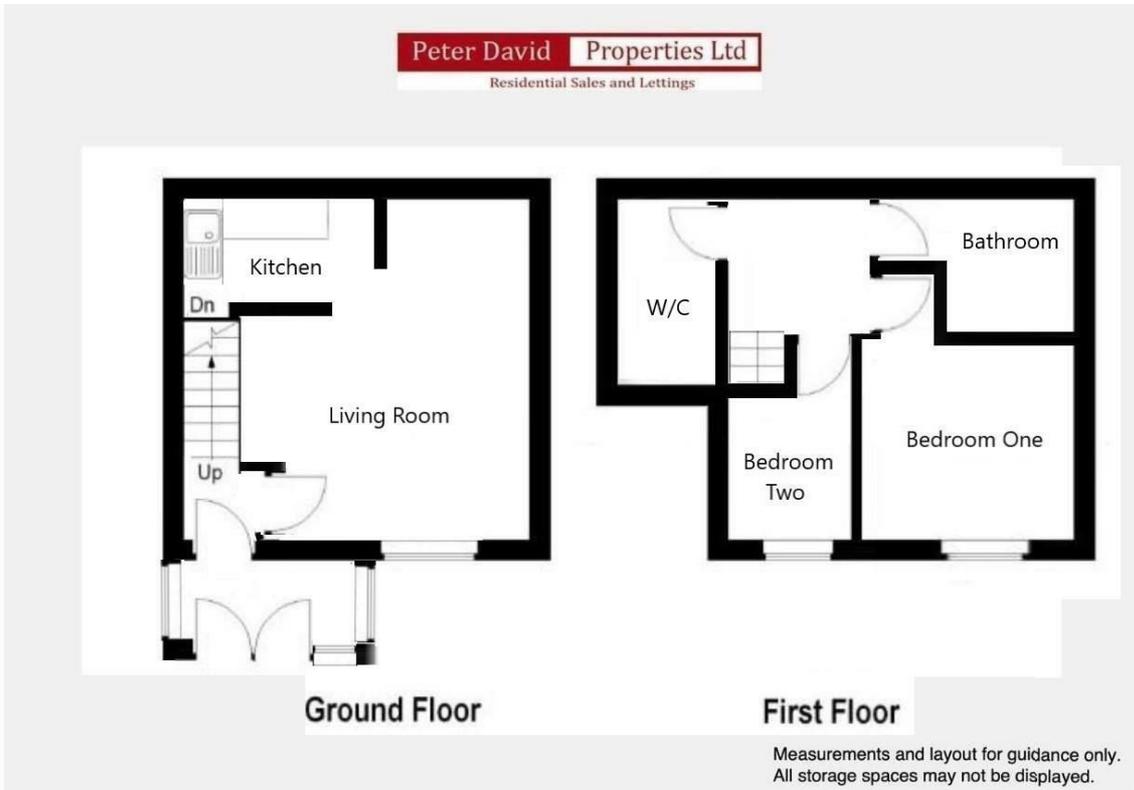
Hybrid Map



Terrain Map



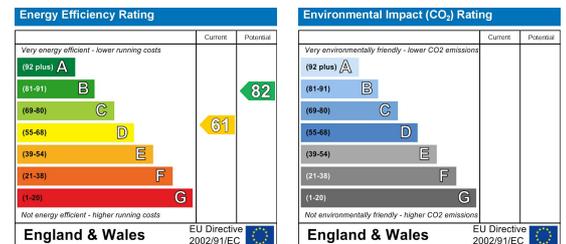
Floor Plan



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.