

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 11 Hions Close

Brighouse, HD6 3EH

£335,000



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**£335,000**



Offered for sale with NO UPWARD CHAIN is this SUBSTANTIAL four bedroom DETACHED home, situated in a convenient location just minutes from Brighouse town centre, the M62 network and good schools. The property is WELL-PRESENTED throughout, with PLEASANT GARDENS TO THE FRONT AND REAR. Internally, the property comprises: an entrance hallway, a dining room with a bay window, a kitchen diner, a living room, a utility room, a ground floor cloakroom / WC, four good-sized bedrooms, an ensuite to the main bedroom and a house bathroom. The property has an INTEGRAL single garage and a DRIVEWAY providing off-road parking. Situated on a CUL-DE-SAC, this property is ideal for a growing family. Book your viewing now!

## Entrance Hallway

A neutral entrance hallway with access to the first floor accommodation.

## Dining Room

A good-sized reception room with a bay window to the front aspect.

## Kitchen Diner

A good-sized kitchen with oak-effect wall and base units, tiled splashbacks and a window to the rear aspect. Space for free-standing appliances.

## Utility Room

Adjacent to the kitchen and with useful wall and base units, as well as space for free-standing appliances.

## Living Room

A good-sized reception room with an electric fire and sliding patio doors to the rear garden.

## Cloakroom / Ground Floor WC

A pleasant ground floor guest WC, with a hand basin and a small obscured window.

## Landing

A neutrally decorated landing with a window to the side elevation and a useful storage cupboard.

## Bedroom One

A large double bedroom with a window to the rear elevation.

## En-suite

With a three piece suite, comprising: a shower cubicle, hand basin and a WC. With a window to the rear elevation.

## Bedroom Two

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

## Bedroom Three

A good sized third bedroom with two windows to the front elevation.

## Bedroom Four

A good sized fourth bedroom with a window to the front elevation.

## Bathroom

A white tiled bathroom with a three piece suite, comprising: a hand basin, a WC, and a bath. Window to the side elevation.

## Exterior

To the front of the property there is a driveway providing off-road parking. This leads to the garage. There are easy-to-maintain gardens to the front and

rear. The rear garden is fully enclosed with gated side access.

### Viewings

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

### Directions

For Satnav please use the postcode HD6 3EH.

### 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.

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