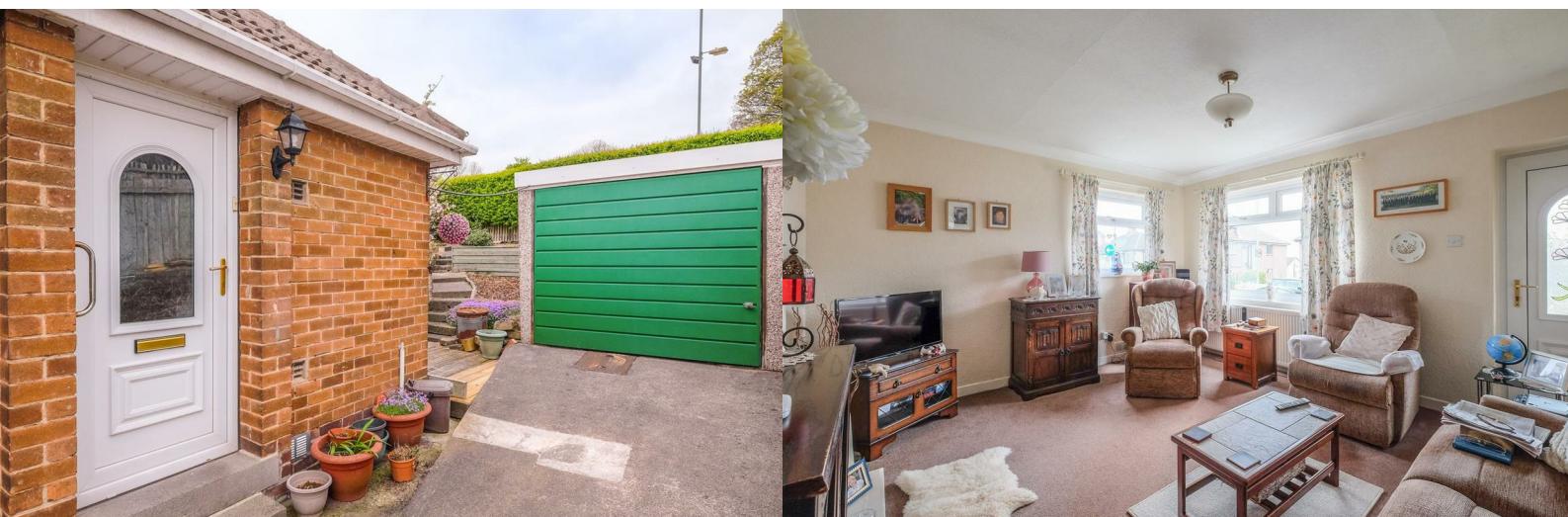




## 12 Close Lea

Brighouse, HD6 3AR

**£195,000**



# 12 Close Lea

Rastrick, Brighouse, HD6 3AR

**£195,000**



Nestled in the charming area of Close Lea, Brighouse, this delightful two-bedroom bungalow presents an excellent opportunity for those seeking a comfortable and well-appointed home. The property boasts a thoughtfully designed layout, featuring a spacious reception room that invites natural light, creating a warm and welcoming atmosphere.

The bungalow is well presented throughout, ensuring that you can move in with ease and enjoy the space from day one. The two bedrooms offer ample room for relaxation, with the attic conversion providing additional versatility, perfect for a home office, guest room, or play area.

Outside, the property is complemented by a well-maintained garden, a driveway that accommodates parking for two vehicles, and a garage for added convenience. This outdoor space is ideal for enjoying the fresh air or entertaining guests during the warmer months.

Situated in an ideal location, the bungalow is conveniently close to local schools and amenities, making it perfect for families or those looking to enjoy the vibrant community of Brighouse. With its appealing features and prime location, this property is a must-see. We highly recommend scheduling a viewing to fully appreciate all that this lovely bungalow has to offer.

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

## Living Room

Overlooking the front and side of the home with dual aspect windows and a front door leading outside, the living room has a feature electric fireplace, decorative coving and is finished in a light and neutral colour scheme.

## Kitchen

With ample worksurface and storage space, the kitchen overlooks the rear garden and has a built in oven and hob, sink and drainer as well as space for a washing machine, drier and fridge.

## Dining Room

A dining area with an open staircase leading upstairs which could also be used as a snug or office space. A conservatory style extension provides views over the garden and allows natural light to flood the space.

## Bedroom One

A double bedroom on the first floor with a velux style window.

## Bedroom Two

A double bedroom on the ground floor overlooking the front of the home with built in wardrobes.

## Bathroom

A modern shower room with light grey tiling, a walk-in shower, hand basin and w/c unit with built in storage and a heated towel rail.

## Garage

Ideal for parking and storage space.

## External

The garden is set back from the road behind a lawned

garden. To the side of the home is a driveway leading up to the garage. At the rear is a private garden with a patio and stone steps leading up to a terrace at the far end.

## Directions

For Satnav please use the postcode HD6 3AR

## 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

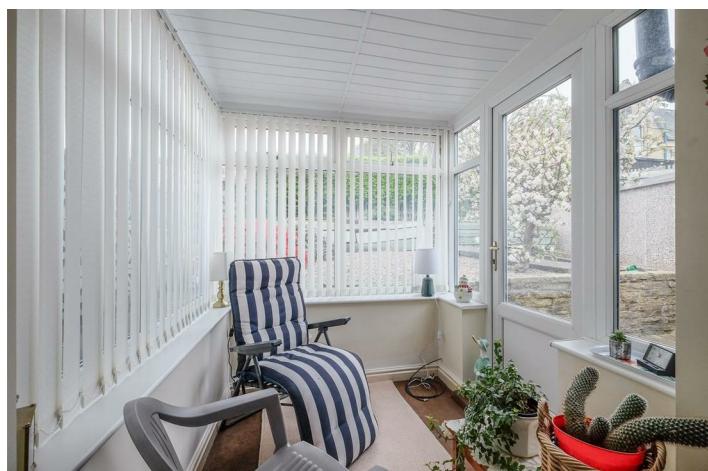
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.  
2. General: While we endeavour to make our sales particulars fair, accurate 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



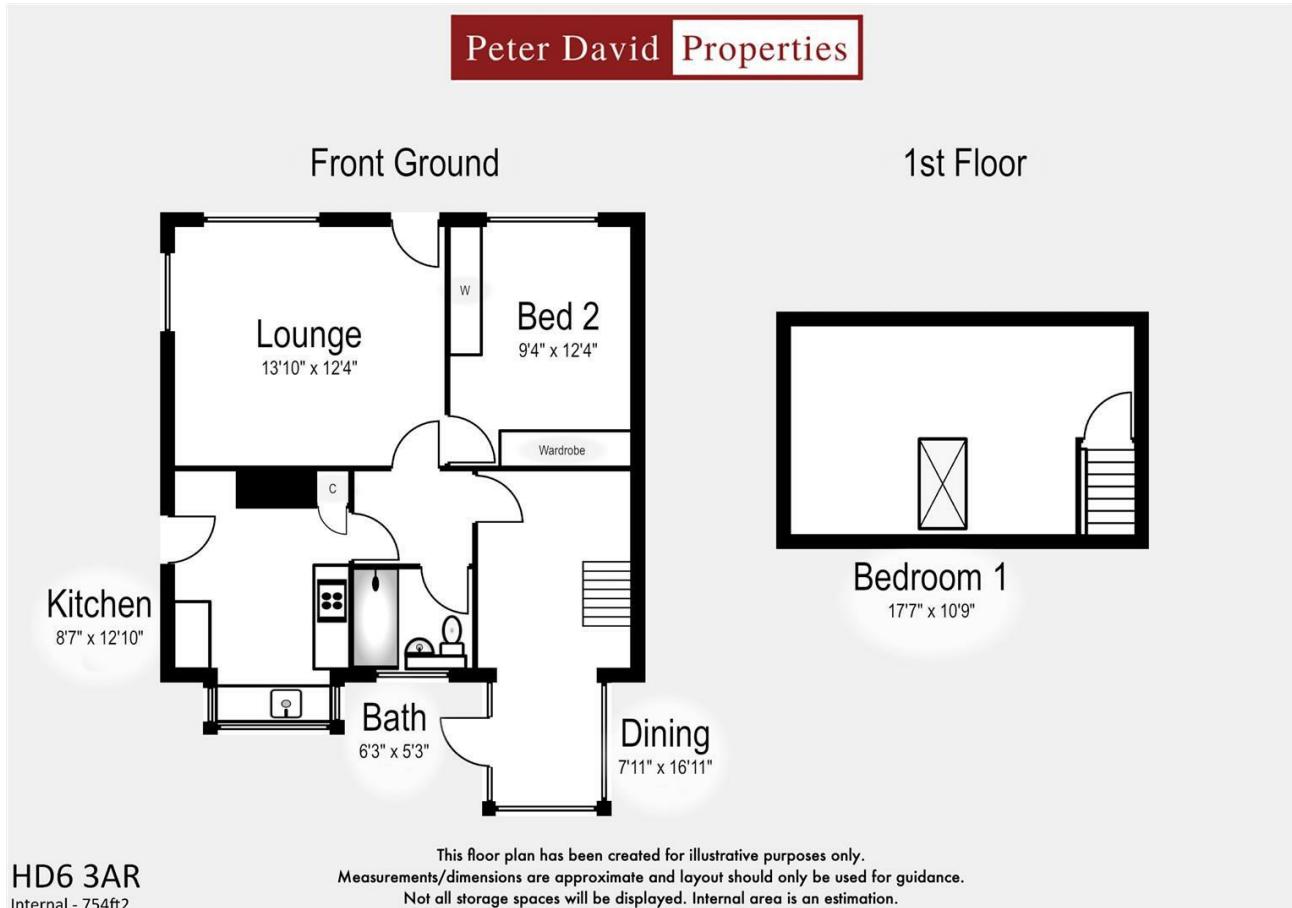
## Hybrid Map



## Terrain Map



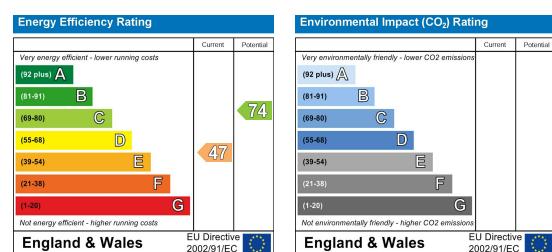
## Floor Plan



## 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



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