

Peter David

Properties Ltd

Residential Sales and Lettings



74 Devon Way

Brighouse, HD6 4ES

Offers Over £250,000



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Bailiff Bridge, Brighouse, HD6 4ES

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*** DECEPTIVELY SPACIOUS * SUBSTANTIAL LOWER GROUND ROOM WITH SECOND KITCHEN * GARDEN & PARKING TO REAR * FLEXIBLE ACCOMMODATION - 3/4 BEDROOMS** * Nestled in the charming area of Devon Way, Brighouse, this delightful house offers a perfect blend of comfort and practicality. The property boasts a versatile and spacious layout, making it an ideal choice for large families, or somebody requiring home-working space.

Built in 1970, this property has been well-maintained and offers a flexible lower ground floor, currently used as a living kitchen with adjacent WC but which could easily provide a fourth bedroom. This space could be used for home-working, or presents an excellent opportunity for additional living space for teenagers. Internally, the property comprises: an entrance hallway, a large living room, a kitchen diner, a bathroom, three first floor bedrooms and the lower ground floor space. Benefiting from gas central heating and double glazing throughout. With gardens to the front and rear, as well as two parking spaces, this property has everything needed to suit modern family life.

The surrounding area of Brighouse is known for its friendly community and convenient amenities, ensuring that residents have access to everything they need. The property is close to the town centre, the M62 network which is ideal for those commuting to nearby business districts, and is also close to good schools. Internal viewings are highly recommended to appreciate all that this property offers - book yours today!

Entrance Hallway

A neutrally decorated entrance hallway, with a staircase providing access to the first floor accommodation.

Living Room

A spacious living room with windows to the front aspect

providing plenty of natural light. The focal point is the gas fire.

Kitchen Diner

Accessed externally from the side of the property and from the living room, the kitchen diner has wall and base units, white tiled walls and space for free-standing appliances. There is an integral oven, an electric hob and an inset sink and drainer. Windows to the rear of the property and access to the lower ground floor.

Lower Ground Floor

The lower ground floor offers versatile space. Currently used as a modern kitchen living, with an adjacent WC. This space offers flexibility for large or growing families to provide an additional bedroom or living space, as well as opportunities for home working. Spotlight ceiling and sliding patio doors to the rear.

Bathroom

Located on the ground floor, the house bathroom can be accessed by all. Featuring a three piece suite, comprising: a WC, a hand basin and a bath. White tiling and a window to the side elevation.

Landing

The first floor landing has a useful storage cupboard and access to all three bedrooms.

Bedroom One

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

Bedroom Two

A double bedroom with a window to the rear elevation.

Bedroom Three

A good-sized single bedroom with a window to the rear elevation.

Exterior

To the front of the property there are border plants and shrubbery. To the rear of the property there is a three-tier decked area, providing a low maintenance garden and an ideal sun trap! There is also parking for two cars to the rear of the property.

Directions

For Satnav please use the postcode HD6 4ES

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



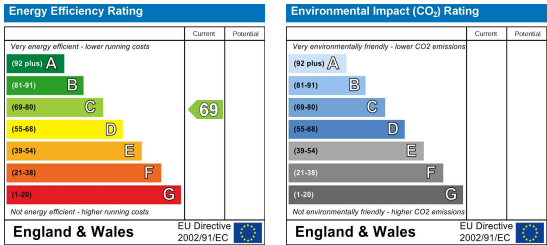
Floor Plan



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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