

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 49 Well Grove

Brighouse, HD6 2LT

**£220,000**



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Hove Edge, Brighouse, HD6 2LT

£220,000



Nestled in the charming area of Well Grove, Brighouse, this beautifully renovated house presents an exceptional opportunity for first-time buyers and growing families alike. The property has undergone a comprehensive refurbishment, ensuring it is truly turn-key ready. Every corner of this home has been finished to a high standard, showcasing quality fixtures and fittings that reflect a meticulous attention to detail.

As you step inside, you will be greeted by a warm and inviting atmosphere, perfect for creating lasting memories. The spacious layout allows for comfortable living, while the conservatory offers a delightful space to relax and enjoy views of the expansive garden. This outdoor area is a true highlight, featuring a large garden that provides ample space for children to play or for hosting gatherings with friends and family. Additionally, the recently tarmacked driveway offers convenient off-road parking for multiple vehicles, a valuable asset in today's busy world.

Situated in a popular residential area, this property boasts an ideal location, with local schools and amenities just a stone's throw away. Whether you are looking to settle down in a friendly community or seeking a home that meets the needs of a growing family, this house in Well Grove is a perfect choice. Do not miss the chance to make this stunning property your new home.

## Entrance Hall

Leading into the home providing access to the living room and upstairs to the first floor.

## Living Room

A well sized living space with warm, light neutral colours complementing the light green feature wall and light beige carpet. A gas fire provides the focal point with wall mounted lighting in the alcoves. French doors open out onto the conservatory and allows for a pleasant outlook over the garden.

## Conservatory

A spacious conservatory overlooking the garden with a south facing aspect this acts as a perfect sun trap and provides additional flexible space for the family to enjoy. French doors lead out onto the garden. Herringbone flooring and wall mounted lighting add quality touches highlighting the attention to detail within the home.

## Kitchen Diner

A stunning kitchen diner with quartz worktops and white units, incorporating a built in oven and microwave, induction hob and extractor, fridge freezer, washing machine and dishwasher. The room features ceiling spotlights as well as under unit ambient lighting as well as mood floor lighting creating an elevated space in which to cook and entertain. Wooden herringbone flooring contrasts perfectly with the deep green feature wall. There is additional downstairs storage and access out onto the low maintenance garden at the rear of the home.

## Bedroom One

A double bedroom overlooking the lawned garden with a built in media wall, warm earthy and neutral tones create a clean and comforting space in which to unwind.

## Bedroom Two

A well sized double bedroom with built in floor to ceiling wardrobes, light grey carpets, ceiling spotlights and a light, neutral colour scheme.

## Bedroom Three

A single room with ceiling spotlights decorated in keeping with the home which is ideal as a child's bedroom, home office or dressing room. There is a built in cupboard providing additional storage.

## Bathroom

A new bathroom suite with premium tiling, bath tub with over bath rainfall shower and built in recessed shelving. A

w/c, hand basin with built in storage and an illuminated vanity mirror as well as a heated towel rail.

### External

The property can be accessed from Well grove through a low maintenance courtyard and into the kitchen, or alternatively from the driveway at the top of the garden and into the entrance porch. The south facing lawned garden provides a perfect outdoor space for all the family to enjoy and the recently tarmacked driveway provides ample off road parking space.

### Directions

For Satnav please use the postcode HD6 2LT

### 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



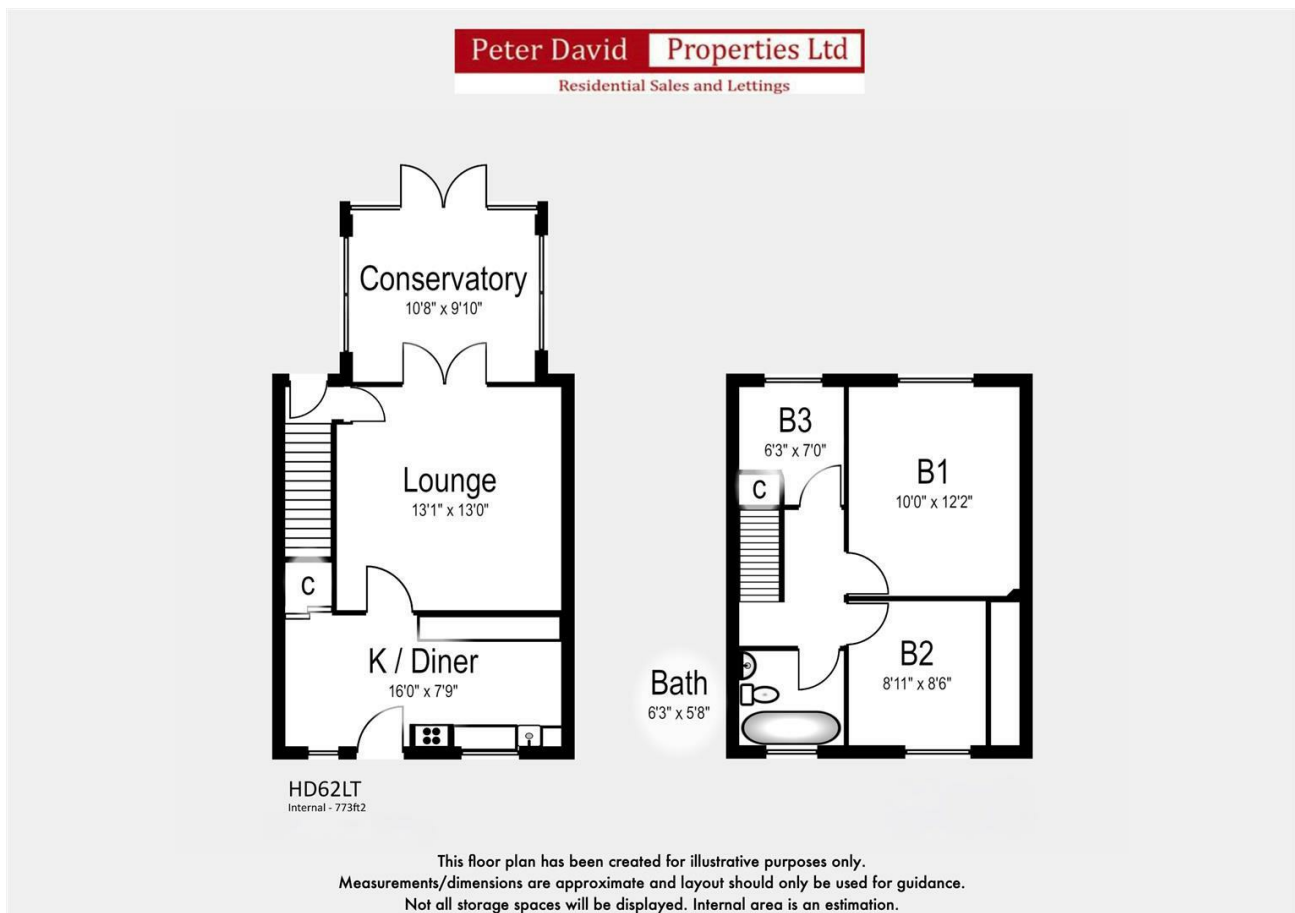
## Hybrid Map



## Terrain Map



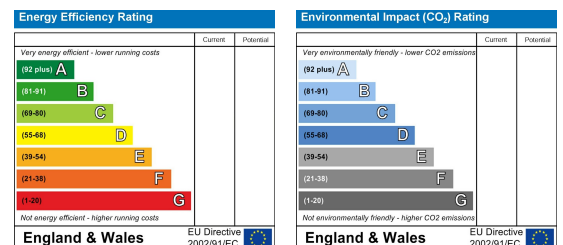
## Floor Plan



## 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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