

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 1 St Giles Close

Brighouse, HD6 2RX

**£349,000**



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Welcome to this charming three-bedroom detached house located in the desirable St Giles Close, Hove Edge, Brighouse. This well-presented home boasts a tasteful interior, featuring two inviting reception rooms that provide ample space for relaxation and entertaining. The property is designed with modern family life in mind, offering a lovely garden that includes a decked terrace and a lawned area, perfect for enjoying sunny days in privacy.

The accommodation comprises three comfortable bedrooms, ensuring plenty of room for family or guests. With two well-appointed bathrooms, morning routines will be a breeze. The property also benefits from a driveway and a garage, providing convenient parking for up to two vehicles.

Situated in a great location, this home is close to local schools, amenities, and transport links, making it an ideal choice for families and commuters alike. Whether you are looking for a peaceful retreat or a vibrant family home, this property offers the perfect blend of comfort and convenience. Don't miss the opportunity to make this delightful house your new home.

## Entrance Hallway

Leading in from the front of the home, the entrance hall provides access onto the w/c, living room and kitchen.

## Downstairs W/C

With a w/c and hand basin, the downstairs w/c is a handy addition to the home.

## Living Room

With a dual aspect outlook over the garden and French doors opening out onto the decked terrace which have integrated window blinds. The living room has an inviting warm and neutral colour scheme with decorative coving. An electric fireplace provides the focal point.

## Dining Room

The dining room has patio doors with integrated blinds opening out onto the garden and allows natural light to flood the space. High quality laminate flooring runs throughout and there is access upstairs to the first floor accommodation as well as into the kitchen and living room.

## Kitchen

With integrated appliances including double ovens and microwave, hob and extractor fan, a sink and drainer, fridge freezer, dishwasher and washing machine. There is ample work surface and storage space

## Bedroom One

A double bedroom with an outlook over the rear garden. Built in wardrobes provide valuable storage space. There is access onto the en-suite and dressing area.

## En-Suite

With a w/c and walk in shower, there is also a hand basin and dressing area linking the en-suite and bedroom.

## Bedroom Two

A second double bedroom to the rear aspect with built in wardrobes.

## Bedroom Three

A well sized third bedroom with an outlook over the front of the home.

## Bathroom

With a bath tub, over bath shower, hand basin and w/c, the bathroom is tastefully tiled and presented in keeping with the home.

## Garage

A single garage to the side of the property which is accessed from the driveway, ideal for parking and storage space.

## External

The property is set within a well sized corner plot with a driveway to the front, garage to the side, and a private garden to the rear which is gated and has a lawn, decked terrace area and border plants providing privacy.

## Directions

For Satnav please use the postcode HD<sup>^</sup> 2RX

## 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 WHATSOEVER IN RELATION TO THIS PROPERTY.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

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**HD62RX**  
Internal - 1131ft<sup>2</sup>

**Garage**  
8'2" x 16'5"

**B3**  
8'6" x 11'10"

**B1**  
11'6" x 11'10"

**B2**  
11'7" x 9'10"

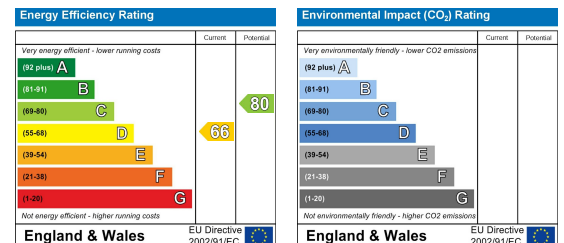
**Ensuite**  
4'11" x 5'3"

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

## 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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