Peter David Properties Ltd

Residential Sales and Lettings



29 Archbell Avenue

Brighouse, HD6 3SU

O.I.R.O £275,000

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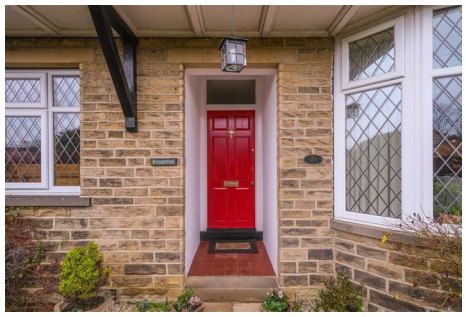
29 Archbell Avenue

, Brighouse, HD6 3SU

O.I.R.O £275,000







A charming two bedroom semi detached bungalow which is perfectly located on the desirable Archbell Avenue. The property has been well maintained over the years and has an elegant and sophisticated feel in its presentation with potential for further development and extension.

Set back behind a gravelled courtyard and mature border plants, the red front door provides a warm welcome. Internally the home has a spacious entrance hall which leads into the living room, two double bedrooms, a shower room, a dining room and the kitchen beyond which overlooks the rear garden.

The property has the potential to develop the loft space which could provide two bedrooms and an en-suite which would be in keeping with other properties on the street. The vast loft space is currently ideal for additional storage but with a good ceiling height and the option to fit a dormer, the house lends itself perfectly to being developed into a spacious two storey family home.

Located within a short distance of Brighouse town centre, the home is in easy reach of good rail and road links, as well as shops, supermarkets, cafes, bars and restaurants. Local schools are within walking distance giving scope for anyone who wants to develop the home further for family living.

A home that really needs to be seen in person to appreciate its true value, we recommend booking an early viewing.

Entrance Hallway

Leading in from the front of the home, the entrance hallway provides access to the living room, bedrooms, shower room and dining room. With a light green carpet and a handy storage cupboard.

Living Room

Overlooking the front garden with a bay window allowing plenty of natural light, the living room has an electric fireplace with period surround as the focal point. Red carpets contrast perfectly with the light and neutral colour scheme to the walls and ceiling.

Dining Room

Overlooking the rear aspect, the dining room has a bay window making the most of the view over the garden. A window seat with storage adds practicality and the green and blue colour scheme is perfectly in keeping with the traditional English heritage style of the property.

Kitchen

A well sized gally kitchen with wooden base and wall units providing ample storage and worksurface space. There is space for a a fridge freezer and a washing machine, there is a built in oven, grill and hob, as well as a stainless steel sink and drainer. A upvc door opens out onto the garden.

Shower Room

A modern shower room with underfloor heating, walk in shower, heated towel rail, w/c and a hand basin with decorative tiled flooring and grey wall tiles and ceiling spotlights.

Bedroom One

A double bedroom to the front of the home with a light pink colour scheme and blue carpets.

Bedroom Two

A double bedroom to the rear of the home with a light pink colour scheme and built in storage space.

External

To the front of the home is a gravelled courtyard garden with mature plants and a pathway leading to the front door. This space could be used for off road parking as a

front driveway. To the rear of the home is a sizeable well maintained garden with paved patio area, lawn and borders with mature shrubs & garden shed.

Directions

For Satnav please use the postcode HD6 3SU

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.

PLEASE NOTE

1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 + VAT (£30 total) per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
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



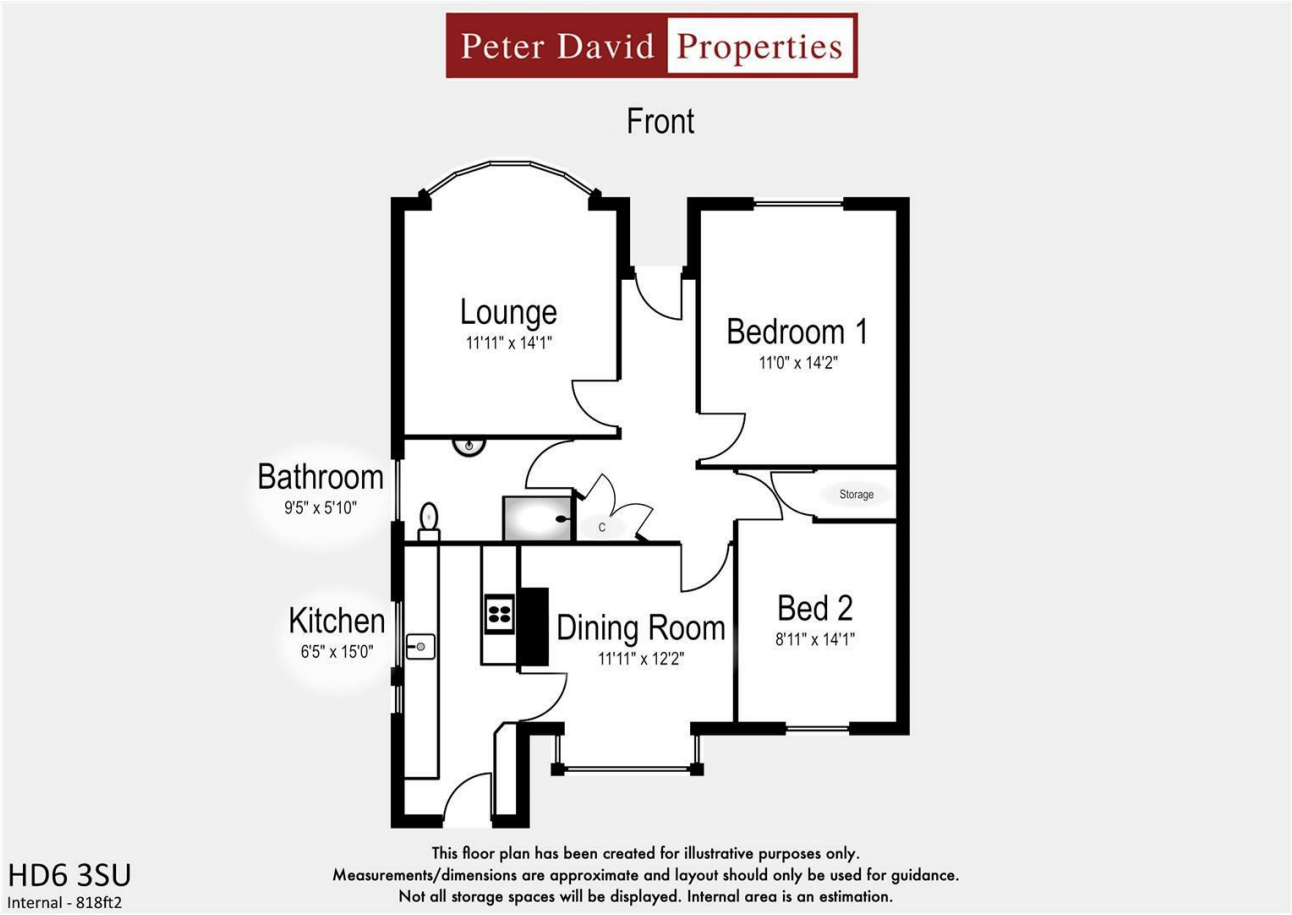
Hybrid Map



Terrain Map



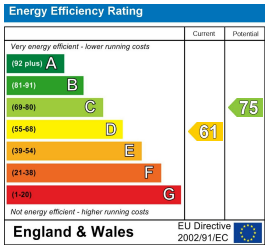
Floor Plan

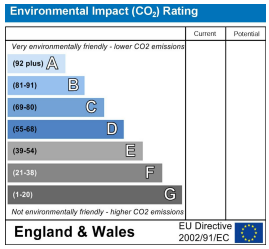


Viewing

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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