

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 3 Henry Street

Brighouse, HD6 2BL

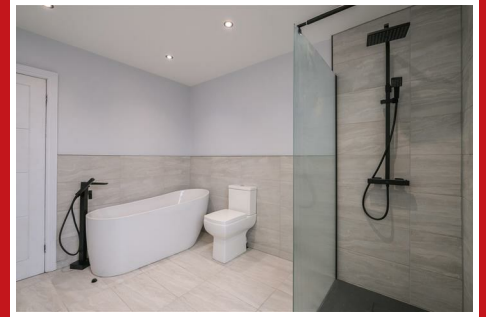
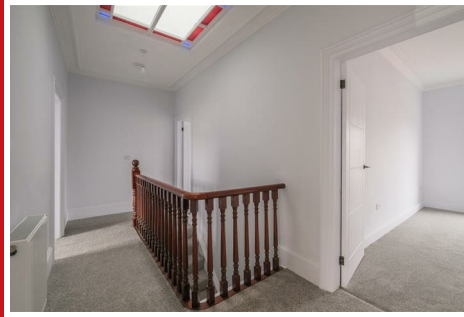
Offers Over £275,000



# 3 Henry Street

Waring Green, Brighouse, HD6 2BL

**Offers Over £275,000**



Nestled on the charming Henry Street in Brighouse, this stunning three-bedroom house has been meticulously renovated to offer a perfect blend of modern living and character. Each room is generously proportioned, boasting high ceilings that enhance the sense of space and grandeur throughout the home.

The property features a low-maintenance garden, which includes a converted garden office that is fully insulated and equipped with an electrical supply, making it an ideal space for work or leisure.

Situated in an enviable location, this home is just a short stroll from Brighouse town centre, providing easy access to a variety of local schools and amenities. The convenience of nearby shops and services adds to the appeal of this delightful residence.

Additionally, the property benefits from a large cellar and attic, offering ample storage space and the potential for further development, should you wish to expand your living area.

This home is perfect for families or professionals seeking a stylish and spacious abode in a vibrant community. Do not miss the opportunity to make this exceptional property your own.

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

## Entrance Hallway

Leading in from the front of the home, the entrance hall provides access to the living room and kitchen diner. With pendant ceiling lights, decorative arching and herringbone engineered wood flooring as well as a stylish black wall mounted radiator.

## Living Room

A spacious living room overlooking the front of the home

## Kitchen Diner

An open kitchen diner with grey base and wall units provide ample work surface and storage space. AEG double oven and microwave, an induction hob and built-in dishwasher and fridge freezer. The dining space overlooks the rear garden through a bay window with French doors which lets in natural light. Ceiling spotlights perfectly highlight the coving and ceiling rose which elevates the space. There is access to the downstairs w/c as well as down to the cellar and an extra utility space tucked away towards the rear door providing further versatility.

## W/C

With a w/c and handbasin with green tiled splashbacks.

## Cellar

A spacious cellar which is ideal for storage space and presents an opportunity for further development should you wish.

## Landing

A spacious landing with a period wooden banister, grey carpet and a light neutral colour scheme bring the space thoroughly up to date and a stained glass light well lets natural light flood in from above. There is a drop-down ladder providing access to the attic.

## Bedroom One

A double bedroom to the front aspect with light grey walls and coving. There is access into the en-suite.

## En-Suite

With automatic lighting and underfloor heating, the en-suite has a walk-in shower, hand basin with storage space, a w/c and light grey tiling.

## Bedroom Two

A second double bedroom overlooking the rear garden continuing with a light grey colour scheme and decorative coving.

## Bedroom Three

A third double bedroom to the front aspect with grey walls and ceiling coving.

## Bathroom

A spacious four piece bathroom suite with a feature bath tub and oversized free standing taps. A walk in shower, hand basin with storage, a w/c, back light mirror and a heated towel rail. Grey tiling and underfloor heating highlight the attention to detail which has been put in to the room.

## Garden Office

This former outbuilding has been converted to a fully functioning home office with uPVC doors and windows. The room is fully insulated with an electrical supply and a heater making this a characterful space to work or utilise as a games room, garden bar or home gym.

## External

The property is set back from Henry Street behind a courtyard to the front with border plants and stone walls. A gated passage way provides access to the rear of the home. The rear garden has been tastefully paved providing a low maintenance space to sit and relax outdoors as well as providing access to the garden office.

## Directions

For Satnav please use the postcode HD6 2BL

## 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.
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