

# Peter David

# Properties Ltd

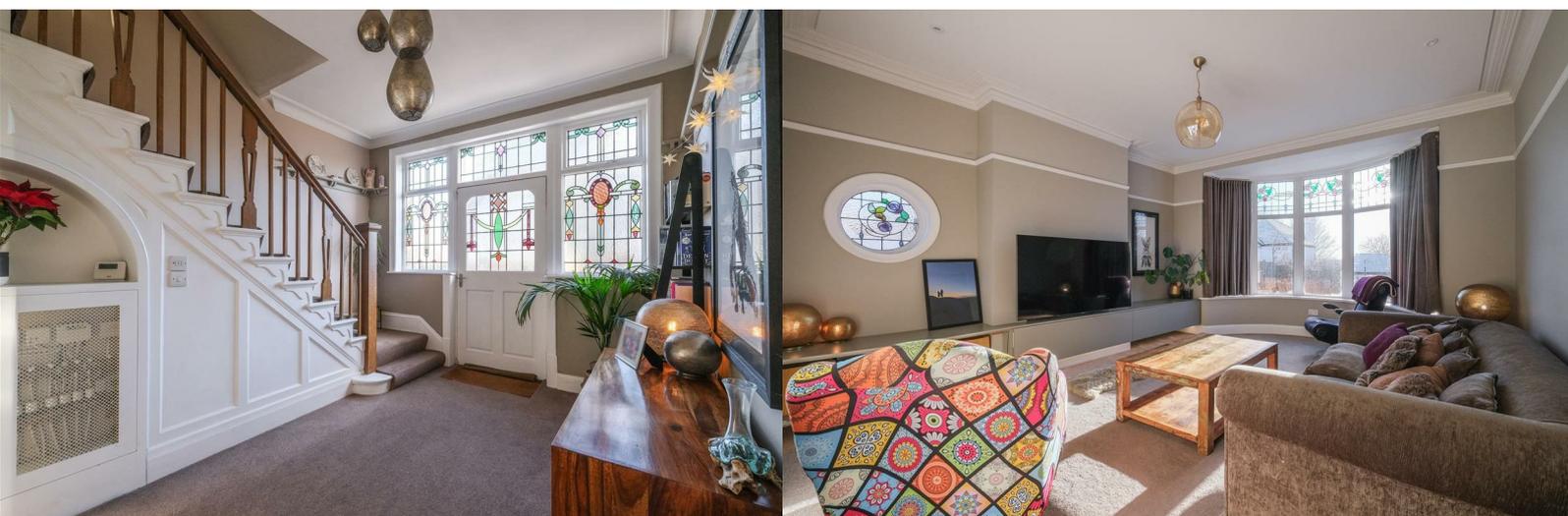
Residential Sales and Lettings



## 5 Slead Avenue

Brighouse, HD6 2JB

£685,000



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Located on the desirable Slead Avenue in Brighouse, this deceptively spacious detached house is a true gem for families seeking both comfort and style. Boasting five generously sized double bedrooms, this home offers ample space for relaxation and privacy. The property features three well-appointed bathrooms, ensuring convenience for busy households.

As you step inside, you will be greeted by a beautifully presented interior that showcases character features, lovingly restored to blend modern living with traditional charm. The spacious rooms provide a practical layout, perfect for family life, while the abundance of storage space ensures that everything has its place.

One of the standout features of this property is the large south-facing garden, which invites plenty of natural light and offers a wonderful outdoor space for children to play or for hosting gatherings with friends and family. Additionally, the double driveway provides ample parking, a valuable asset in this sought-after area.

Situated in an ideal location, this home is just a stone's throw away from local amenities, reputable schools, and excellent transport links, making it perfect for those who commute or enjoy the convenience of nearby facilities. This property truly represents a fantastic opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a spacious family home.

## Entrance Hallway

A spacious entrance hallway with stained a stained glass doorway and windows leading in from the side of the home. An open staircase provides a beautiful feature leading upstairs while tall ceilings and decorative features add a sense of grandeur on arrival. The entrance hallway leads into the living room and on to the kitchen diner.

## Boot Room

Providing access into the home from the front of the property, the boot room provides a practical and every day useable entrance into the home. With plenty of space for shoes and coats with a built in bench with under seat storage. Amtico flooring leads into the kitchen diner.

## W/C

A ground floor w/c with a hand basin.

## Kitchen Diner

An open plan kitchen diner with underfloor heating extending throughout. The kitchen features a central island with built in storage, a hob and extractor and a breakfast bar all incorporated. There are double ovens, a dishwasher and fridge freezer built in as well as an instant hot tap and ceramic worktops. The kitchen is open plan to the dining area which has a feature woodburning stove, ceiling and pendant lighting and a large bay window with French doors opening out onto the patio and garden beyond.

## Living Room

Overlooking the rear garden, the living room has a media wall as the focal point which is complimented by a stained glass window. Decorative coving and ceiling spotlights add further pints of interest with warm neutral colours perfectly in keeping with the home.

## Utility Room

Accessed from the kitchen, the utility provides storage and drying space as well as space for a washer and dryer. There is also access to the garage and office space.

## Pantry

Accessed from the kitchen, the pantry adds further useful storage space.

## Garage

Ideal storage space for bikes and garden equipment with an up and over door to the front of the home.

## Office

Overlooking the garden to the rear of the home, the office could also be used as a second living room or home gym with multifunctional possibilities.

## Landing

The landing has built in wardrobes providing useful storage space and also features original stained glass windows which have now been double glazed.

## Bedroom One

A double bedroom overlooking the rear of the home with a large bay window and curved radiator. There is access directly to the en-suite.

## En-Suite

With a shower, hand basin and w/c.

## Bedroom Two

A double bedroom to the rear aspect.

### Bedroom Three

A double bedroom to the front of the home.

### Bedroom Four

A double bedroom overlooking the front of the property.

### Family Bathroom

A tastefully tiled four piece bathroom suite with a walk in shower, bath tub, hand basin and w/c.

### Bedroom Five Attic Suite

A large attic bedroom which is ideal as a master suite, currently set up as a games room with a snooker table and a separate lounge area.

### En-Suite

An en-suite to the attic space, with a shower, hand basin and w/c.

### External

The property is set back from Slead Avenue with two driveways, one to either side. At the rear of the home is a large lawned garden, with a raised patio making the most of its south facing aspect.

### Directions

For Satnav please use the postcode HD6 2JB

### Viewings

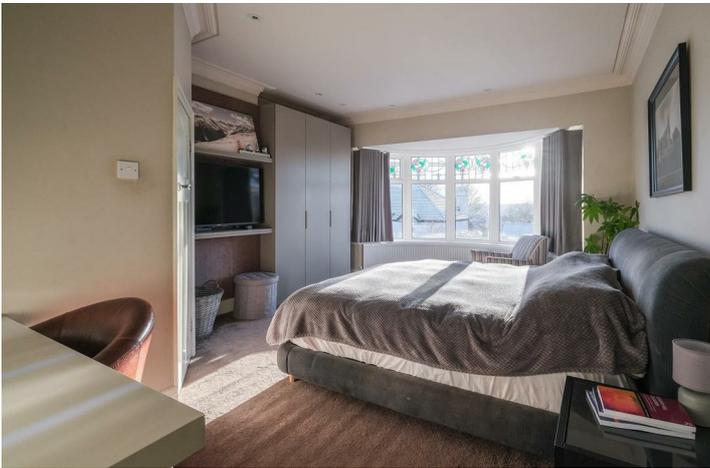
Viewings are strictly by appointment only. Please contact Peter David Properties.

### 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



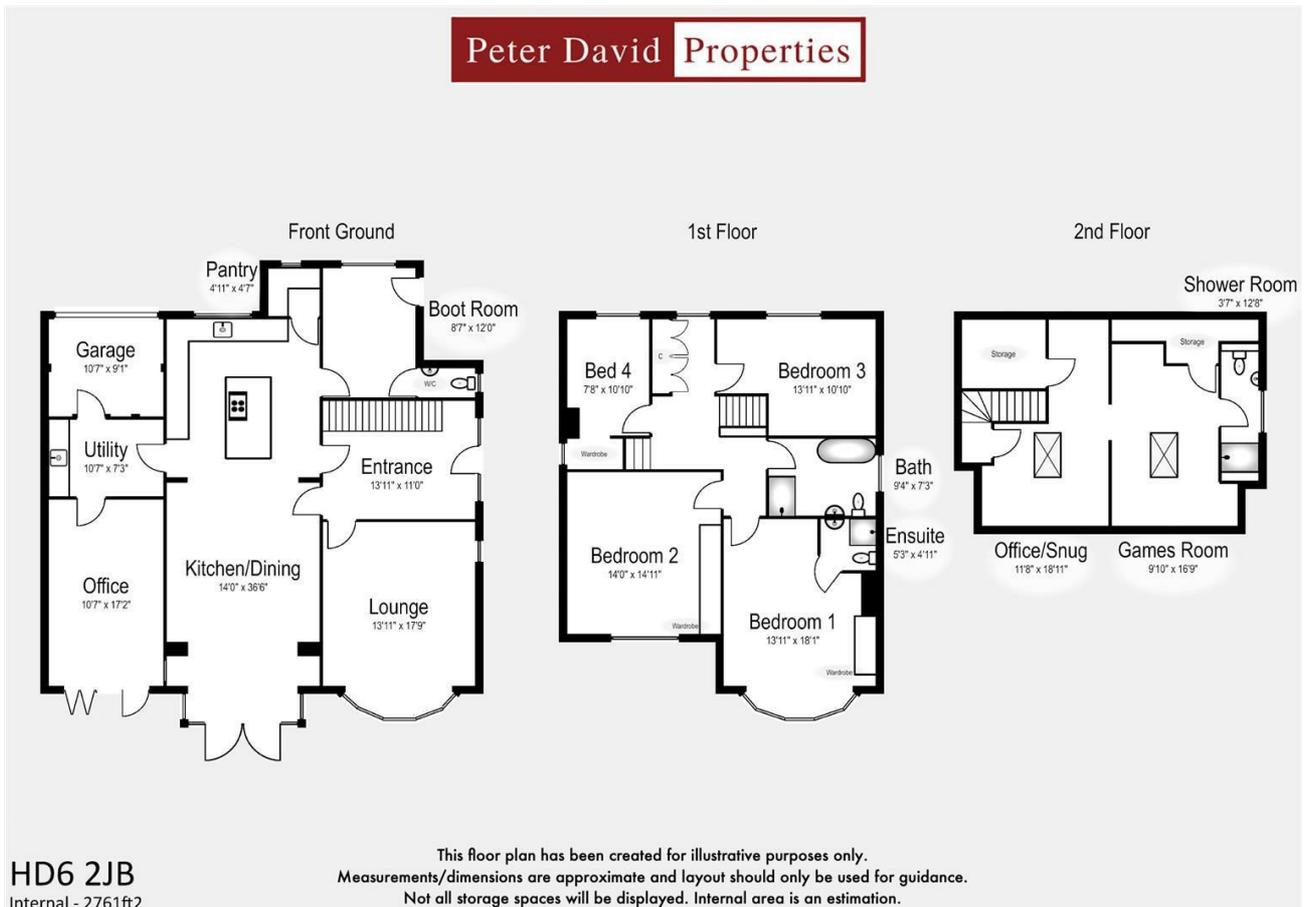
## Hybrid Map



## Terrain Map



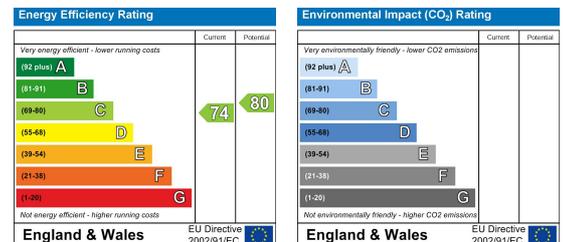
## Floor Plan



## 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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