

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 11 Sefton Drive

Brighouse, HD6 2LY

Offers Over £260,000



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Hove Edge, Brighouse, HD6 2LY

**Offers Over £260,000**



Situated in the tranquil residential area of Sefton Drive, Brighouse, this well-presented dormer semi-detached bungalow offers a perfect blend of comfort and convenience. With three spacious bedrooms, shower room and an additional w/c, this property is ideal for families or those seeking a peaceful retreat.

Upon entering, you are greeted by a welcoming reception room that exudes warmth and charm, providing an inviting space for relaxation or entertaining guests. The open kitchen diner is a standout feature, designed to be both functional and sociable, making it the heart of the home where family meals and gatherings can be enjoyed.

The property boasts ample parking with its driveway, ensuring that you and your guests will never have to worry about finding a space. Additionally, the garden, garage enhance the practicality of this lovely home, offering plenty of outdoor space for gardening or leisure activities.

Situated in a quiet neighbourhood, this bungalow is conveniently located close to Brighouse, providing easy access to local amenities, schools, and transport links. This makes it an ideal choice for those who appreciate a serene environment without sacrificing accessibility.

We highly recommend viewing this delightful property to fully appreciate its charm and potential. Whether you are looking to downsize or seeking a family home, this bungalow is sure to meet your needs and exceed your expectations.

## **Entrance Hallway**

Accessed from the front of the home, the entrance hall has oak engineered wood flooring and leads into the kitchen diner, as well as providing access to the ground floor shower room and bedroom. There is handy understairs storage providing practical storage space.

## **Kitchen Diner**

An open plan kitchen diner continuing with oak engineered wood flooring. The kitchen features granite worktops with contrasting charcoal and white cupboards. With a built in oven and hob, dishwasher, sliding corner cupboards and wine rack, as well as space for a washing machine, the kitchen is a stylish yet functional space.

## **Living Room**

Overlooking the rear garden with French doors opening to provide external access, the living room has a feature gas fireplace and alight neutral colour scheme providing a homely environment in which to relax and entertain.

## **Ground Floor Bedroom One**

Overlooking the front aspect, the double bedroom on the ground floor is well presented in keeping with the home with light grey carpet and a turquoise feature wall.

## **Shower Room**

Tastefully tiled with a w/c, hand basin and walk in corner shower.

## **Bedroom Two**

A well sized double bedroom with windows overlooking the front and rear aspect and access to eaves storage.

## **Bedroom Three**

A double bedroom with windows to the side and rear of the home.

## **W/C**

There is a w/c and hand basin accessed off the landing on the first floor.

## **Garage**

Ideal for parking and storage with a power supply.

## External

The property has a garden to the front with mature plants, there is a driveway to the side of the home leading to the garage and rear garden. The private garden to the rear features decking, Indian stone paving providing a patio and a lawned area.

## Directions

For Satnav please use the postcode HD6 2LY

## 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



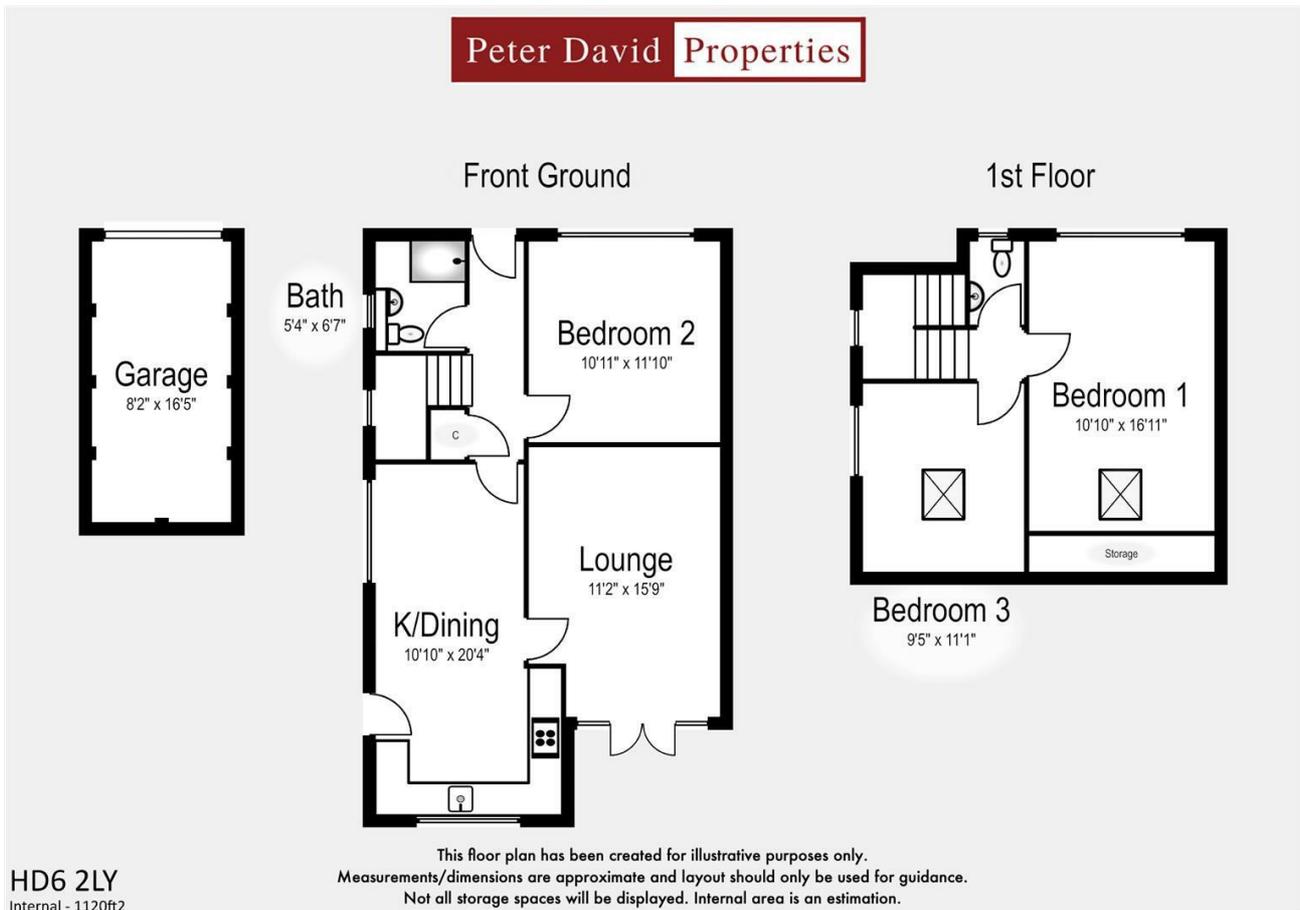
## Hybrid Map



## Terrain Map



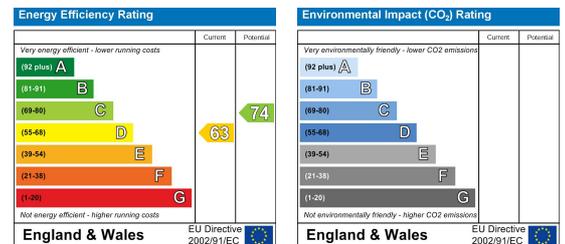
## Floor Plan



## 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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