Peter David Properties Ltd

Residential Sales and Lettings



2 Town View

Brighouse, HD6 3BX

£260,000

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Lillands Lane, Brighouse, HD6 3BX

£260,000







Nestled in the charming area of Town View on Lillands Lane, Brighouse, this delightful town house offers a perfect blend of space and comfort, making it an ideal family home. Spanning three floors, the property boasts three generously sized double bedrooms, providing ample room for relaxation and privacy.

The accommodation is thoughtfully designed, featuring two well-appointed bathrooms that cater to the needs of a busy household. The heart of the home is the living room with views over the rear aspect, complemented by a private south-facing garden, perfect for enjoying sunny afternoons and outdoor gatherings. Additionally, the property includes off-road parking, ensuring convenience for you and your guests.

Situated within walking distance of Brighouse town centre, this residence is conveniently located near local schools and a variety of amenities, making daily life both easy and enjoyable. The vibrant community and accessible transport links further enhance the appeal of this lovely home.

We highly recommend viewing this property to fully appreciate its charm and potential. Don't miss the opportunity to make this spacious town house your new family haven.

Entrance Hallway

Entering in from the front of the home, the entrance hallway leads into the kitchen and upstairs to the first floor accommodation.

Kitchen Diner

Overlooking the front of the home on the ground floor, the kitchen diner features grey base and wall units with laminate flooring. There is a stainless steel sink and drainer, an oven and gas hob with extractor fan and space for a fridge freezer. Understairs storage provides additional space for unwanted clutter.

Utility Room

Accessed from the kitchen, this spacious utility has plumbing and space for a washer and drier as well as a sink.

W/C

A ground floor w/c with a hand basin.

Living Room

On the first floor overlooking the rear of the home, the living room overlooks the garden with a south facing aspect and French doors lead outside. A white colour scheme and grey carpets perfectly compliment the space.

First Floor Bathroom

With a bath tub, over bath shower, hand basin with storage unit, a w/c and heated towel rail, the bathroom is well presented in keeping with the home.

Bedroom One

A double bedroom with floor to ceiling wardrobes and views over the front aspect with white walls and grey carpet.

Bedroom Two

A double bedroom on the second floor with views over the rear garden with grey carpets and a white and red colour scheme.

Bedroom Three

A double bedroom to the front aspect with far reaching views, floor to ceiling wardrobes and a red feature wall.

Second Floor Bathroom

With a bath tub, over bath shower, hand basin with storage unit, a w/c and heated towel rail, the bathroom is well presented in keeping with the home.

External

To the front of the home is space for parking off road as

well as visitors parking. At the rear is a private south facing garden with a patio and raised lawn.

Directions

For Satnav please use the postcode HD6 3BX

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.

Viewings

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

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



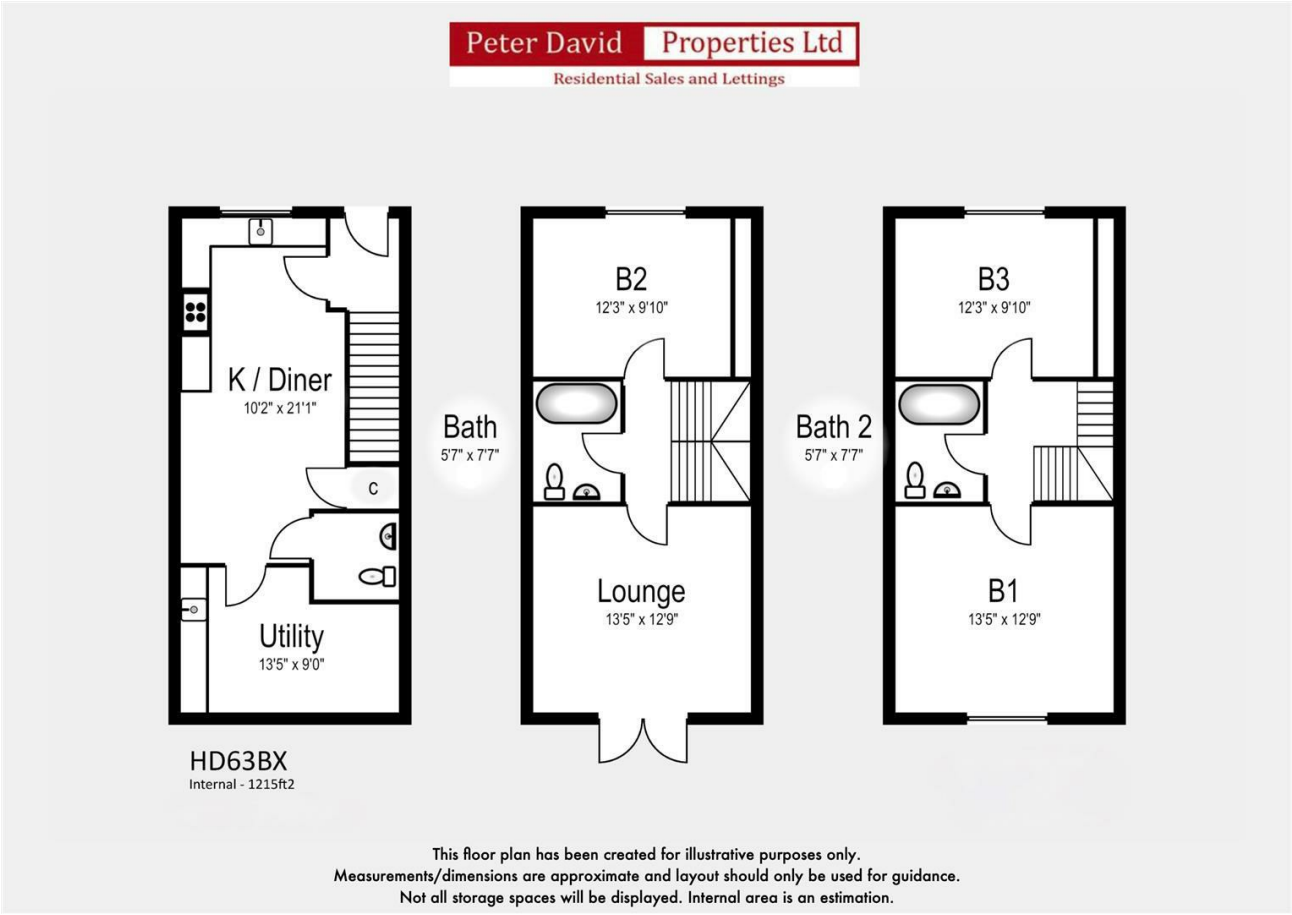
Hybrid Map



Terrain Map



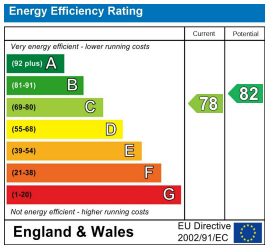
Floor Plan

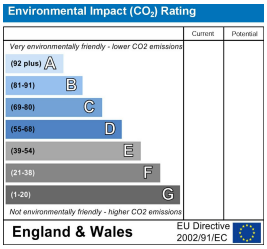


Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.