

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 31 Bolehill Park

Hove Edge, Brighouse, HD6 2RS

**Offers Over £235,000**



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Peter David Properties are pleased to present to the open market with NO UPWARD CHAIN this TWO BEDROOM TRUE BUNGALOW, situated in the SOUGHT AFTER LOCATION of Hove Edge.

This freehold property would be ideal for a retired couple or individual as it is all on one level and is easily accessible.

Internally comprising: hallway, open plan kitchen, living, and dining, two double bedrooms, and a house bathroom. Externally, there is a shared drive, providing off road parking for two cars, and an enclosed easy to maintain rear garden.

The property is in within easy reach of Brighouse Town Centre and all local amenities within, and is in a desired area. Likely to be popular, contact Peter David Properties to arrange a viewing today.

## Hallway

The entrance hallway provides access to the property through a PVCu door to the front aspect. With a laminate floor, a spotlight ceiling, and windows to the side.

## Kitchen

The kitchen, which is open to the living space, benefits from an integral fridge freezer, wine cooler, and a four ring gas hob and oven, with an extractor fan over head. With matching cream wall and base units, a breakfast bar, and an inset circular sink and drainer. Window to the front aspect and a spotlight ceiling.

## Living Room

An open plan living room with ample space to dine. With an electric feature fire and a large window to the rear and side.

## Conservatory

A light and airy conservatory to the rear of the property, with a grey laminate floor and an external door to the side aspect.

## Bedroom One

A good size double bedroom with neutral carpet and decor, and access to the walk in wardrobe. The wardrobe is spacious and has built in shelving and hanging space with a window to the front aspect.

## Bathroom

Comprising: a WC, a hand basin, a bidet, and a P-shaped bath with a shower over head and a glass shower screen. Window to the front aspect.

## Bedroom Two

A double bedroom benefitting from neutral carpet and decor, and a useful storage cupboard. Window to the front aspect.

## External

Externally, the property benefits from a shared driveway to the front aspect, allowing off road parking, along with a gravel area. There is a path to the side of the property leading to an enclosed decked rear garden which is easy to maintain.

## Directions

For Satnav please use the postcode HD6 2RS.

## 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

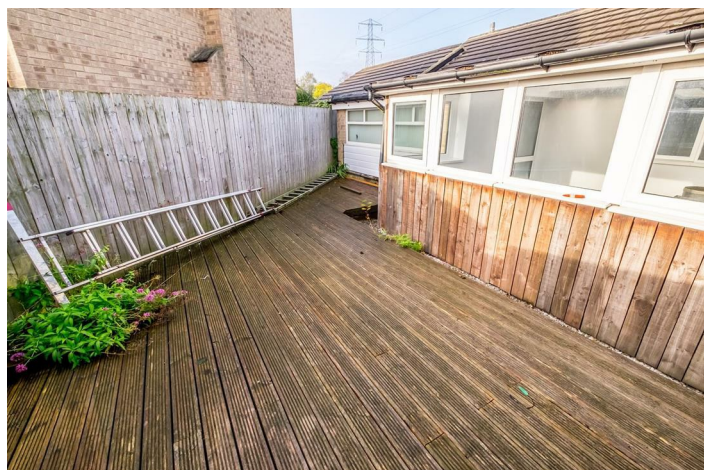
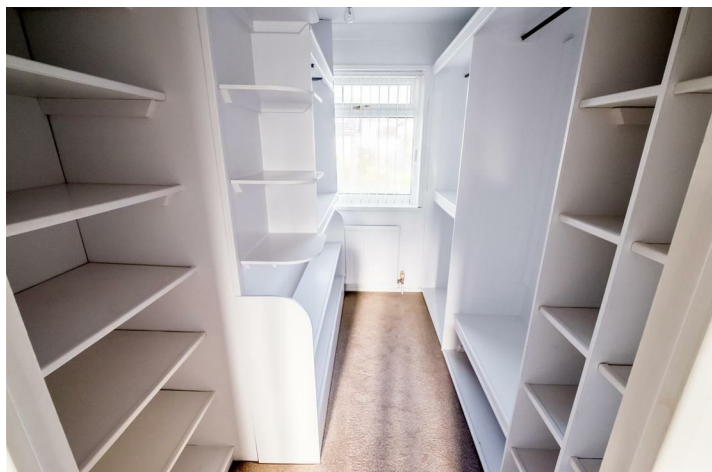
Viewings are strictly by appointment only. Please contact Peter David Properties.

## 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



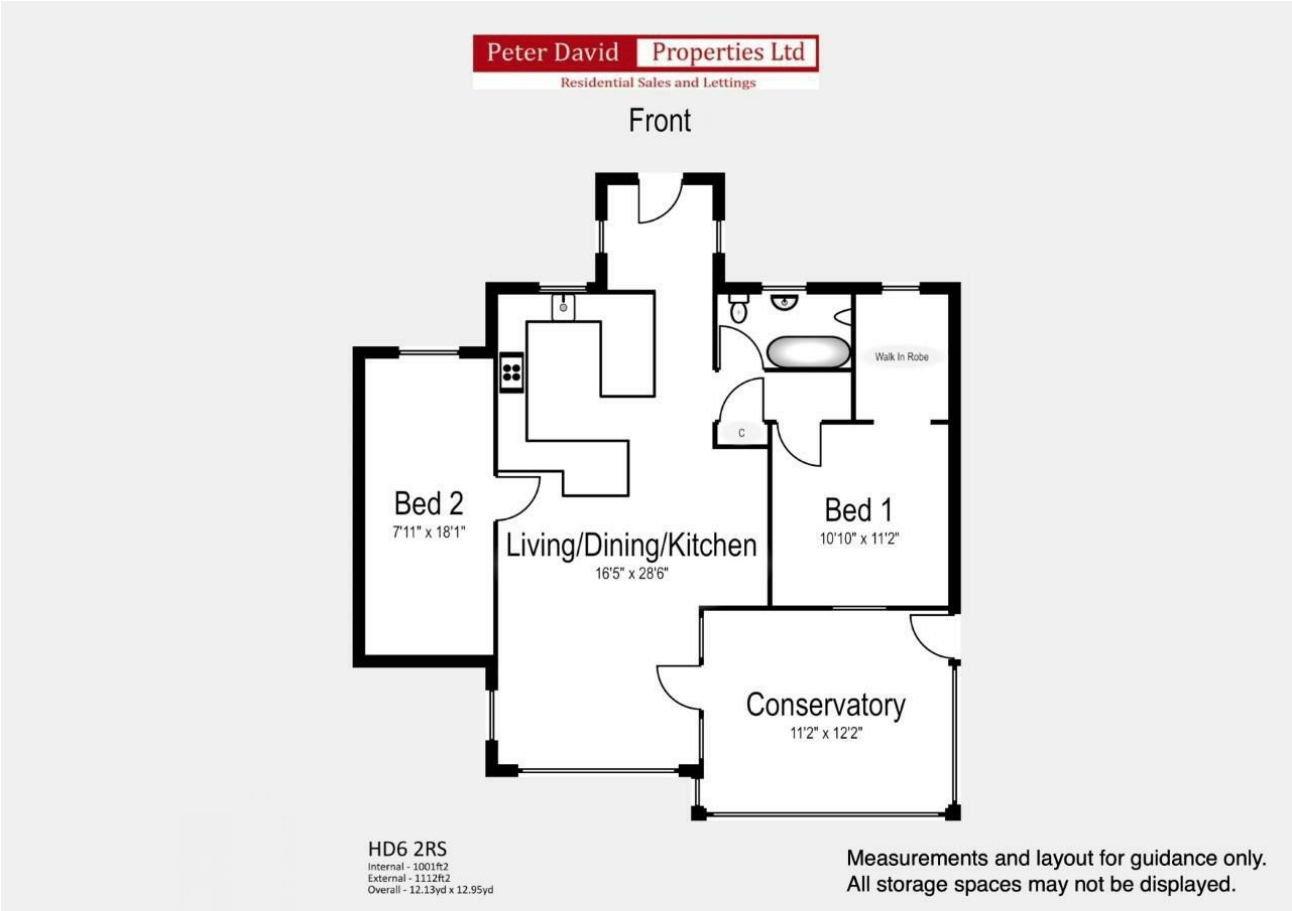
Hybrid Map



Terrain Map



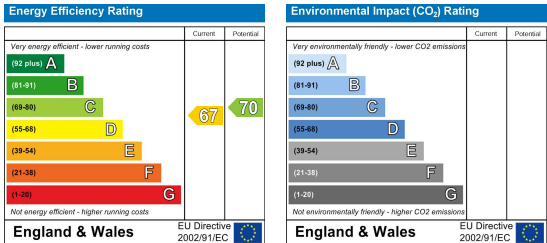
Floor Plan



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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