



47 Larkfield Court

Brighouse, Brighouse, HD6 1AW

£145,000



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Offered for sale with NO UPWARD CHAIN is this two bedroom MODERN apartment situated within WALKING DISTANCE OF BRIGHOUSE and within easy reach of the M62 motorway network. The property, which is READY-TO-MOVE-INTO internally comprises: a modern fitted kitchen, a living room, a master bedroom with an en suite, a good sized double bedroom and a family bathroom. Externally the property further benefits from a LARGE GARAGE and parking in front. Given its close proximity to Brighouse, this property is likely to be popular - book yours today!

Entrance Hallway

Accessed via a communal entrance to the first floor, there is a private entrance hall on entering the property which benefits from a large storage cupboard.

Living Room

Overlooking the rear of the property, the living room has a lovely aspect with a Juliet balcony. complete with fully opening doors and blinds. Grey carpets and neutral walls create a light and airy space and a feature fireplace provides the focal point.

Kitchen

With wooden cupboards and dark work surfaces, space for a dishwasher and fridge freezer. Stainless steel sink and integrated oven. A herringbone floor and tiled splash backs complete the room.

Bedroom One

A double bedroom overlooking the front of the property continuing with grey carpets and white walls. Access to the en-suite.

En-Suite

With a shower, sink and w/c. Grey laminate flooring and part tiled splash back.

Bedroom Two

A double bedroom overlooking the front of the property.

Bathroom

With a bath tub and hand held shower, sink and w/c. Grey laminate flooring and part tiled finish.

Garage

A large garage extending the length of the property providing parking and storage space.

External

There is a parking space in front of the property on the driveway before the garage.

Directions

For Satnav please use the postcode HD6 1AW

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.

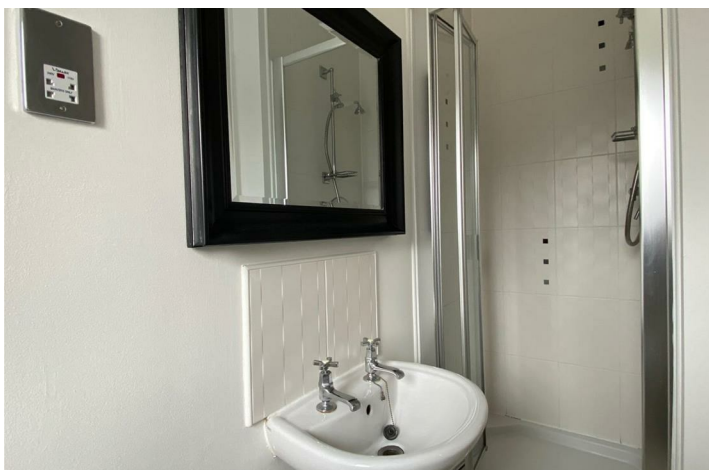
2. General: While we endeavour to make our sales

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



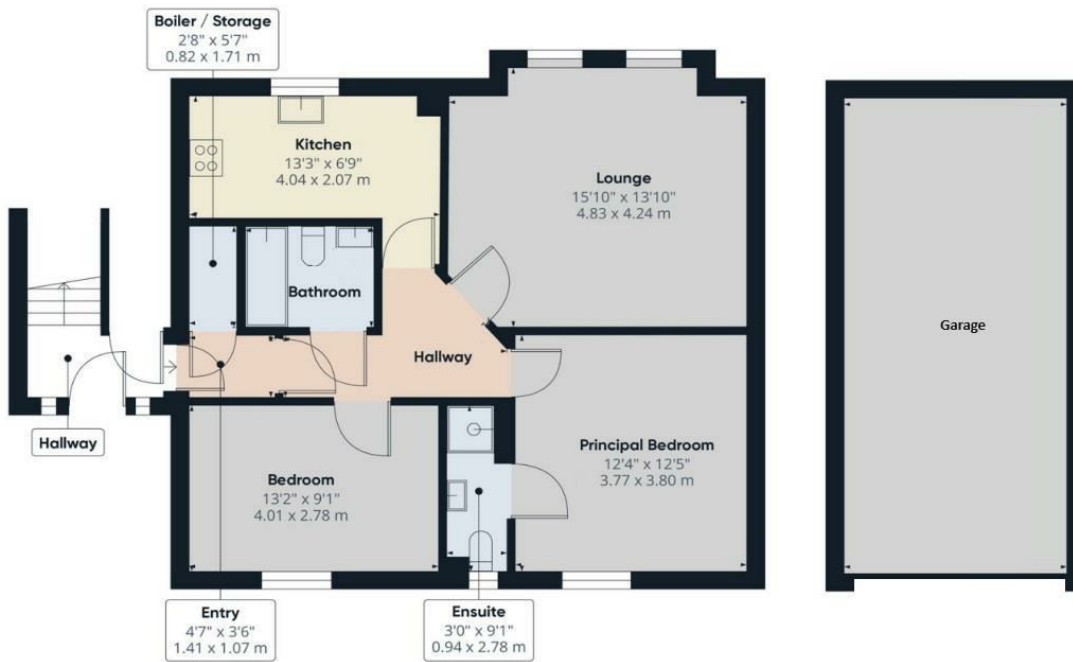
Hybrid Map



Terrain Map



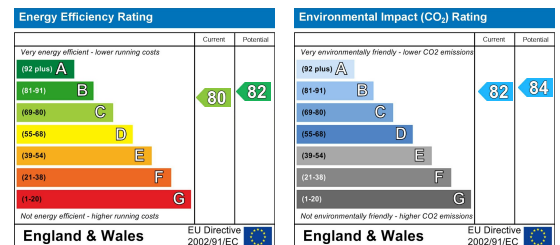
Floor Plan



Viewing

Please contact us on 01422 415776 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.