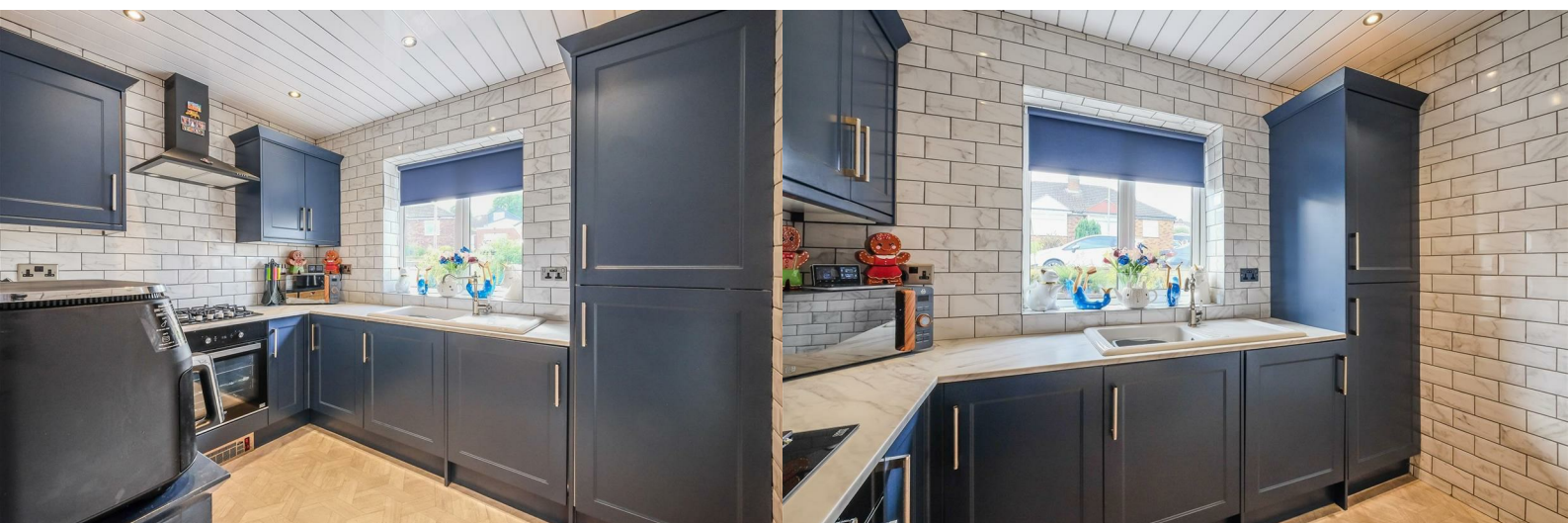




54 Devon Way

Bailiff Bridge, Brighouse, HD6 4DT

£289,000



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Offered in the convenient location of Bailiff Bridge, minutes to Brighouse town centre and the local amenities within, is this **THREE BEDROOM DORMER BUNGALOW**. The property is easily accessible for the M62 network and is close to good schools. Internally comprising: a side entrance, a kitchen, a dining room, a living room, a ground floor bedroom, a ground floor bathroom, a sun room and two first floor bedrooms. Externally the property benefits from a **LARGE REAR GARDEN**, a **DETACHED GARAGE** and a driveway providing off road parking for multiple cars. The property is **MODERN** throughout - book your viewing today!

Entrance Hallway

Accessed from the side of the property and with a useful storage cupboard.

Kitchen

A modern kitchen with dark wall and base units with marble-effect work surfaces and metro-tiled walls. There is a spotlight ceiling, a ceramic sink and drainer, space for appliances and a window to the front aspect.

Dining Room

A large dining room with two windows allowing plenty of natural light. Open arch to the kitchen and spotlight ceiling.

Living Room

The living room has a window to the front aspect. The focal point is the stove.

Bathroom

A four piece bathroom suite with a WC, hand basin, bath, and separate shower cubicle. Window to the rear aspect.

Bedroom Three

A double bedroom on the ground floor with a walk-in wardrobe and patio doors to the sun room.

Bedroom Two

A double bedroom on the first floor with a window to the front elevation.

Bedroom Three

Bedroom with a window to the rear elevation.

External

Externally the property benefits from a drive to the side of the property, allowing off road parking for multiple cars, leading to a single detached garage. To the rear there is large garden with an easy to maintain lawn, a patio and a decked area.

Directions

For Satnav please use the postcode HD6 4DT.

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



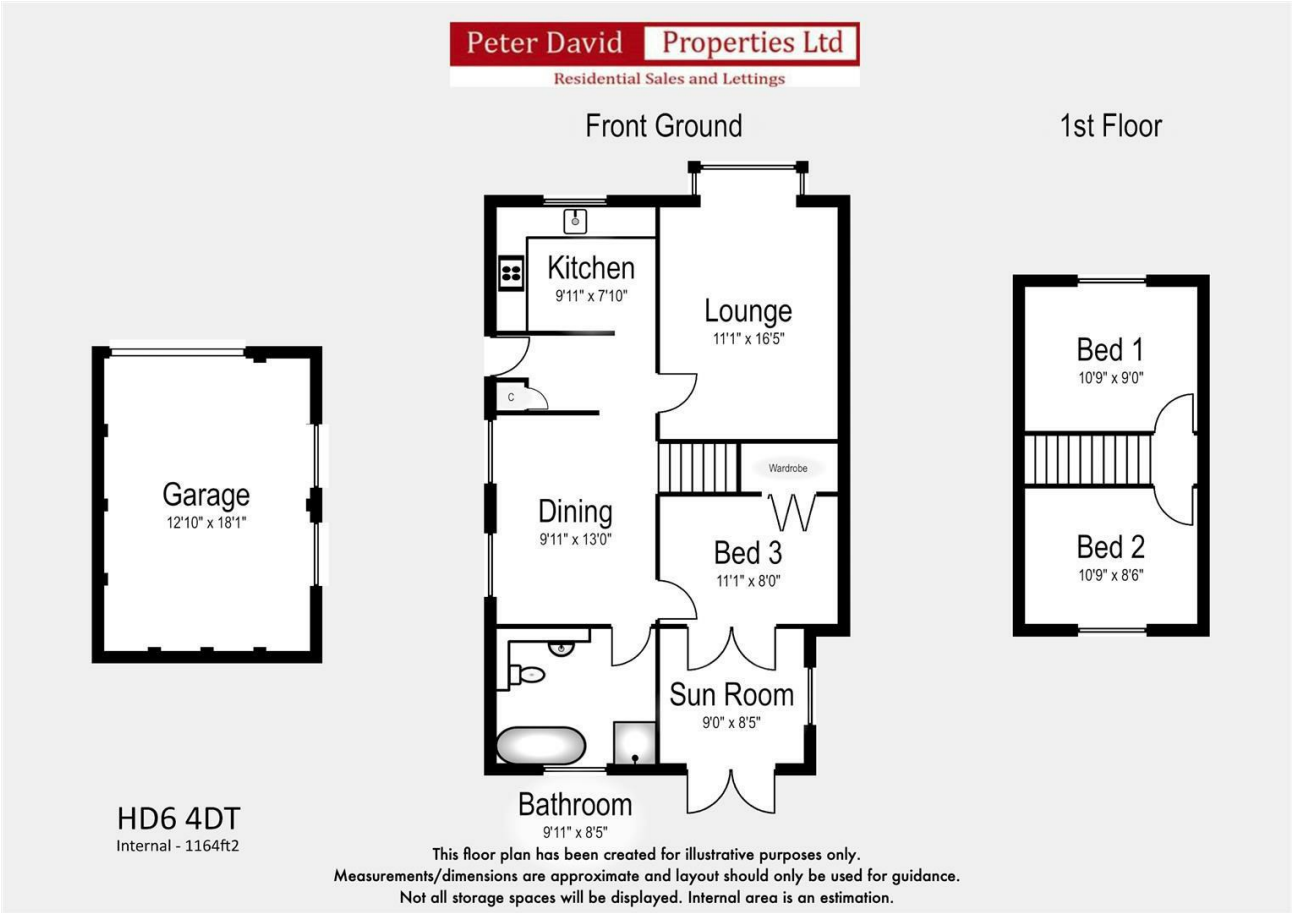
Hybrid Map



Terrain Map



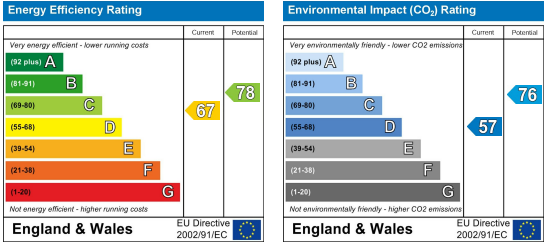
Floor Plan



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.