



1 Blackburn Road

Waring Green, Brighouse, HD6 2ET

£350,000



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Welcome to Blackburn Road, Brighouse - a charming detached bungalow nestled on a large corner plot with mature gardens, a driveway, and a garage. This property offers spacious accommodation with the potential for further development, making it an exciting opportunity for those looking to create their dream home.

Although in need of modernisation, this bungalow presents great potential for someone with a vision to transform it into a stunning residence. Situated in a sought-after location close to schools and amenities, this property offers both convenience and tranquillity.

With its generous plot size and mature gardens, there is ample space to create a beautiful outdoor retreat for relaxation and entertainment. Don't miss out on the chance to own a property with such great potential in a desirable location.

Internal accommodation comprises an entrance hallway, spacious living/dining room, a conservatory, kitchen, two bedrooms, bathroom, porch and garage as well as additional outbuilding storage space.

Entrance Hallway

A spacious entrance hallway provides access from the front of the home and leads onto all internal rooms.

Living Dining Room

A spacious living room overlooking the garden to the side of the home with a large bay window. A feature fireplace provides the focal point of the room and decorative coving adds a further point of interest. With space for seating and a dining table, this flexible living space is the heart of the home.

Conservatory

Overlooking the garden to the front of the home, the

conservatory is accessed from the living room and provides a great view of the enclosed garden space.

Kitchen

With white base and wall units, the kitchen has ample worksurface and storage space. Ceiling spotlights provide plenty of light and there is stainless steel sink and drainer, cooker and space for fridge freezer. With access out to the rear of the property through the porch.

Porch

Providing access out to the rear of the home from the kitchen.

Bedroom One

A double bedroom overlooking the front of the property with a large bay window and floor to ceiling wardrobes with sliding mirrored doors to one side.

Bedroom Two

A double bedroom to the rear of the property.

Bathroom

With a walk in shower and a sink, the shower room is fully tiled with a heated towel rail.

W/C

Separate from the main shower room, the W/C is in the next room off the hallway with W/C and sink.

Garage

A large garage providing parking and storage space and potential for further development subject to planning.

Outhouses

Attached to the garage are two useful outhouses for further storage space.

External

The property is set with in a corner plot and accessed via a

driveway to the front and a path to the side of the home. The driveway leads up to the garage with a patio space next to it. There are mature lawns to the front and side of the home with a pathway providing access through to the porch at the rear.

Directions

For Satnav please use the postcode HD6 2ET

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.

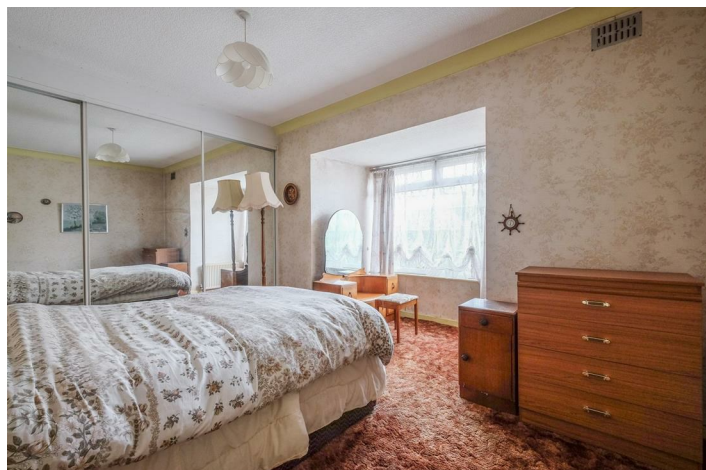
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a

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



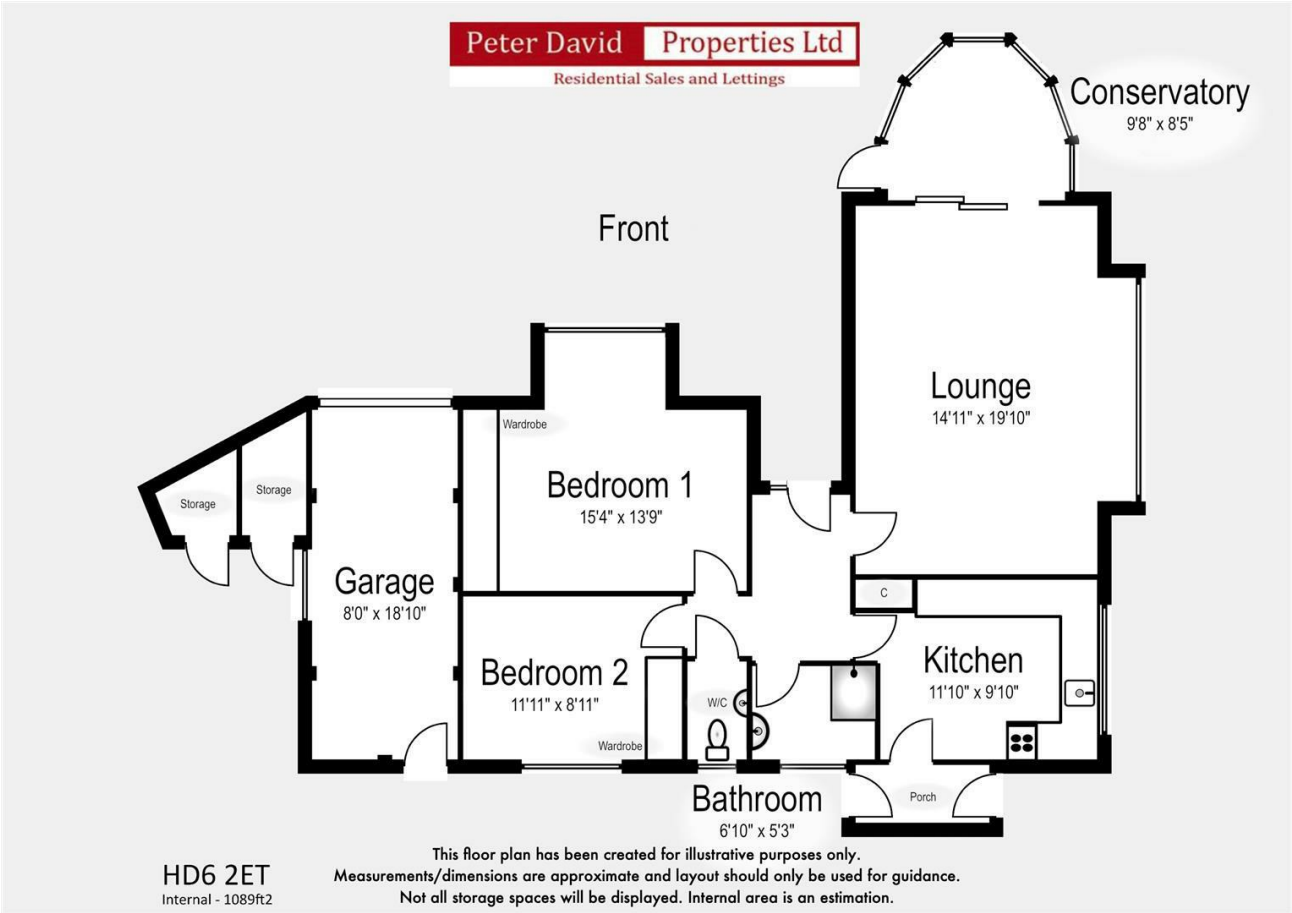
Hybrid Map



Terrain Map



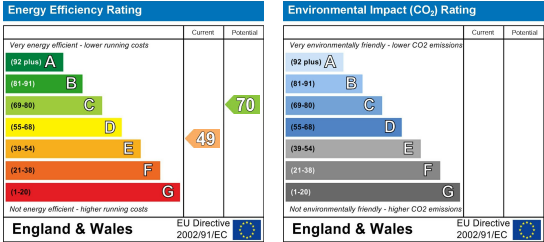
Floor Plan



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.