

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 16 St Giles Close

Brighouse, HD6 2RX

**£375,000**





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DECEPTIVELY SPACIOUS THROUGHOUT is this EXTENDED DETACHED BUNGALOW, located on a CUL-DE-SAC in the popular location of Hove Edge. The property is WELL-PRESENTED THROUGHOUT, with a new bathroom and modern kitchen. Internally comprising: an entrance porch, an entrance hallway, a living room, a kitchen diner, a bathroom, five double bedrooms, an en-suite to the master and ample loft space. The property has a DOUBLE GARAGE to the front and a LARGE DRIVEWAY providing off-road parking. There is a PRIVATE GARDEN to the rear, well-maintained and a good size. This property offers VERSATILE ACCOMMODATION in a DESIRABLE LOCATION. Internal viewings are highly recommended - book your today!

## Entrance Porch

A tiled entrance porch with a useful wall-mounted cupboard and a lockable storage cupboard.

## Entrance Hallway

With access to two separate lofts, the alarm, a cloaks cupboard and a storage cupboard housing the Worcester Bosch boiler (approximately 2 years old).

## Living Room

A good-sized living room with two windows to the front aspect allowing plenty of natural light. The focal point is the electric fire with a marble hearth and surround.

## Kitchen Diner

A modern open plan kitchen diner with patio doors to the rear garden. Featuring white gloss units with plinth lighting, tiled splashbacks and integral appliances, including: a dishwasher, an electric oven and electric hob and an overhead extractor. There is

also space for free-standing appliances. With ample space to dine and an external door to the rear garden.

## Bathroom

A newly fitted shower room with aquaboard tiling and a spotlight ceiling. Three piece suite, comprising: a WC, hand basin and walk in shower cubicle. Wall mounted towel rail, mirror and a window to the side aspect.

## Bedroom Two

A doubled bedroom with a window to the rear aspect.

## Bedroom One

A large double bedroom with access to an en-suite and a window to the rear.

## En-suite

With fully tiled walls and a window to the side aspect. There is a three piece suite, comprising: a WC, a hand basin and a shower cubicle. With a chrome towel rail.

## Bedroom Three

A double bedroom with a window to the front aspect.

## Bedroom Four

A double bedroom, currently used as a study. Windows to the front aspect.

## Bedroom Five

A fifth double bedroom which could also be used as a further reception room. With patio doors to the front of the property and two windows to the side aspect.

## External

The exterior of the property is well lit with security lighting. Benefiting from a double garage to the front, with fitted units and shelving. There is also ample

driveway and access to the rear garden from both sides of the property. To the rear there is a 'putting green', patio and planting area. There is also a summer house/ shed. The garden is very private and is well-sized without being too difficult to maintain.

### Viewings

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

### Directions

For Satnav please use the postcode HD6 2RX

### 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



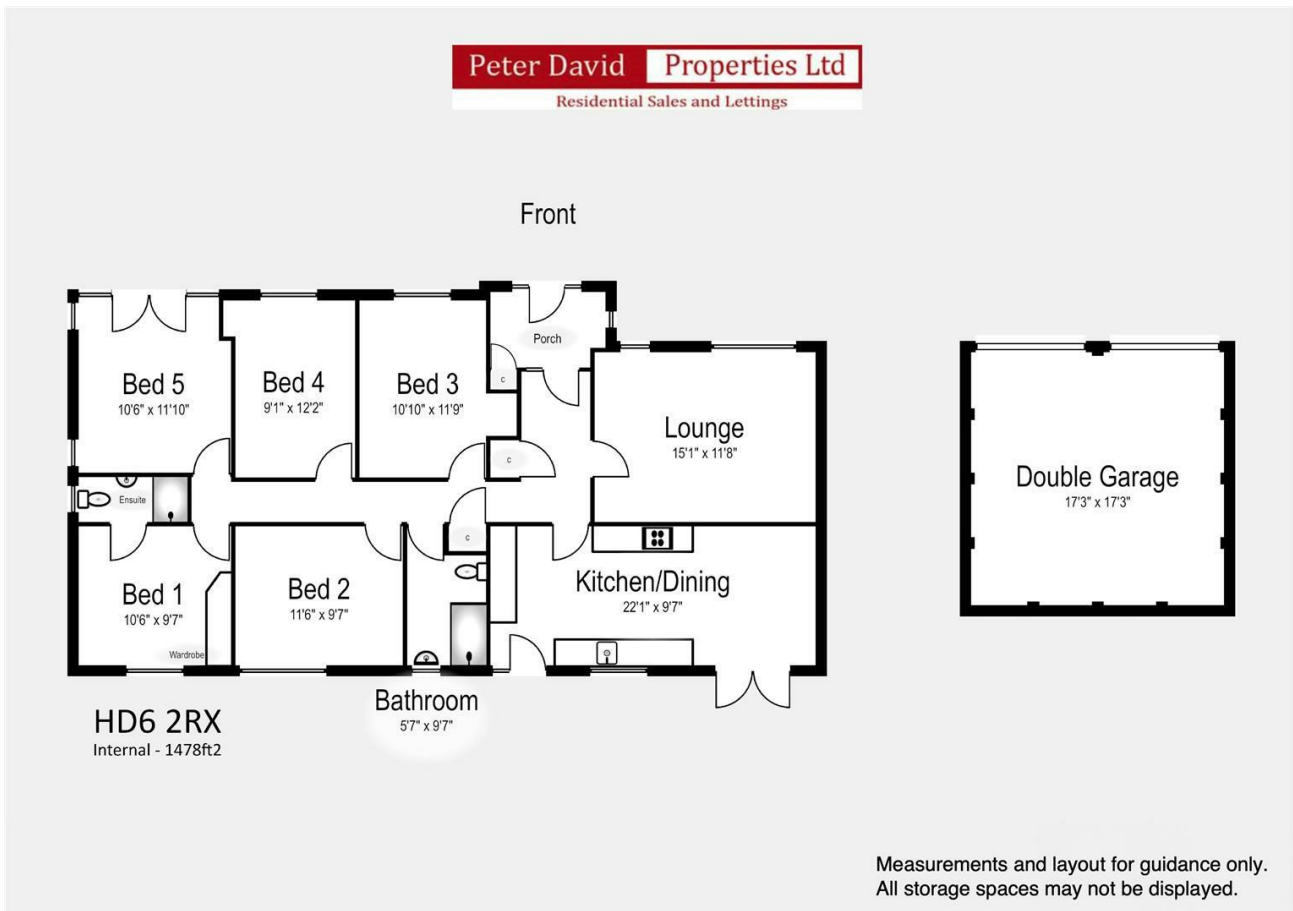
## Hybrid Map



## Terrain Map



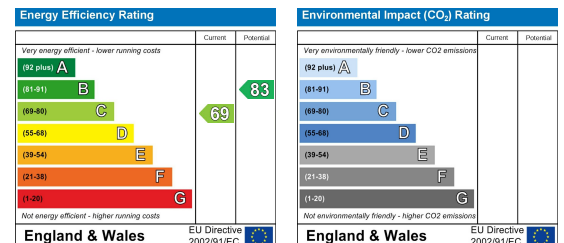
## Floor Plan



## Viewing

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

## Energy Efficiency Graph



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