

# Peter David

# Properties Ltd

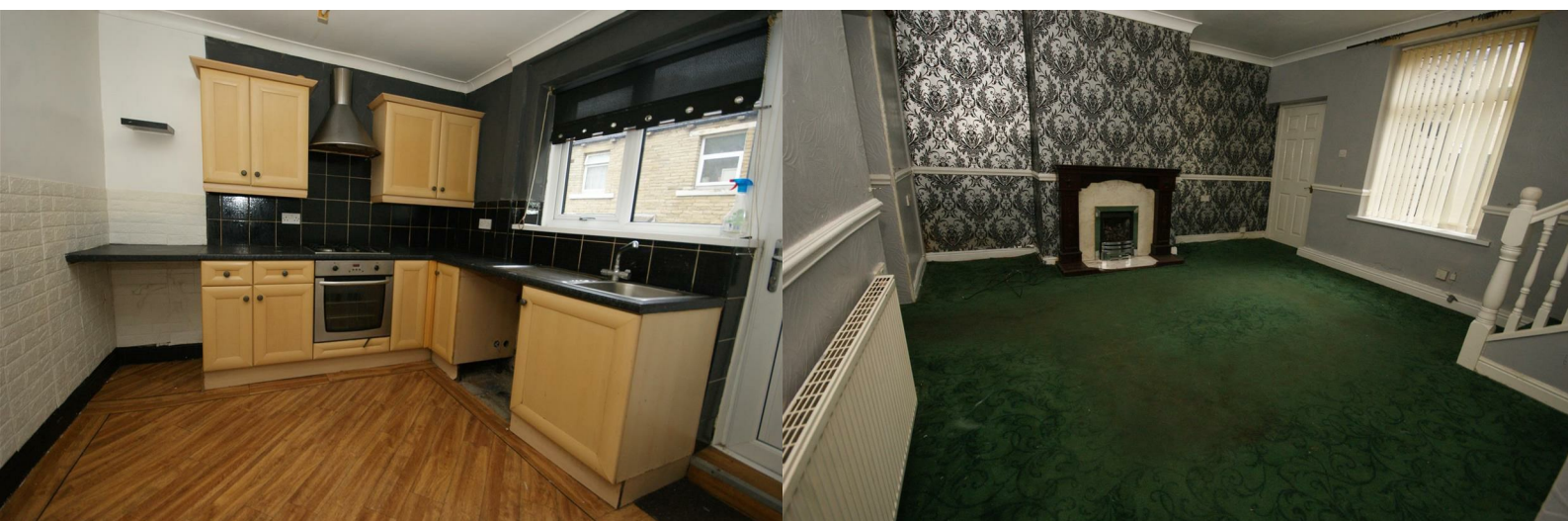
Residential Sales and Lettings



## 7 Denham Street

Brighouse, HD6 3BA

£130,000



# 7 Denham Street

Brighouse, Brighouse, HD6 3BA

**£130,000**



IN NEED OF MODERNISATION THROUGHOUT is this DECEPTIVELY SPACIOUS three bedroom property. The property is offered with NO UPWARD CHAIN, appealing to both INVESTORS and FIRST TIME BUYERS. Internally comprising: entrance porch, living room, kitchen, utility store room, three bedrooms, a house bathroom and a shower room. Formerly two properties, the property offers FLEXIBLE ACCOMMODATION across THREE FLOORS, boasting potential throughout. The property is located in a convenient part of Brighouse, close to the town centre and the amenities within. Book your viewing today!

This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway.

## **Entrance Porch**

A stone entrance porch providing access to the property.

## **Living Room**

A spacious living room accessed from the porch with a staircase to the kitchen. Window allowing natural light.

## **Utility / Store Room**

Adjacent to the living room.

## **Kitchen Diner**

Oak-effect wall and base units with black tiled splashbacks and an inset stainless steel sink and drainer. Space for free-standing appliances. External door.

## **Shower Room**

With a three piece suite, comprising:: a WC, hand basin and shower.

## **Bedroom One**

A large double bedroom.

## **Landing**

## **Bedroom Two**

A double bedroom.

## **Bedroom Three**

A good sized third bedroom.

## **Bathroom**

Tiled walls and a three piece suite, comprising: a WC, a hand basin and a bath.

## **Viewings**

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

## **Directions**

For Satnav please use the postcode HD6 3BA

## **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



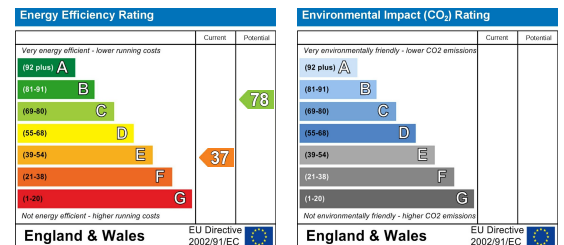
## Floor Plan



## 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



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.