

Peter David

Properties Ltd

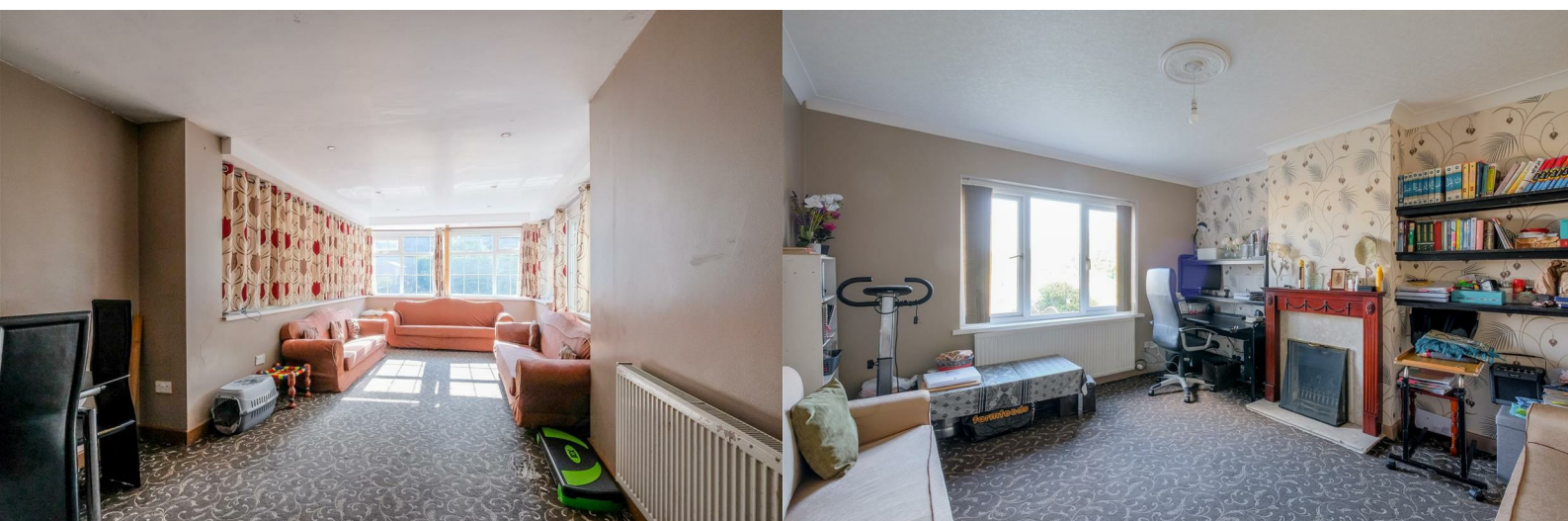
Residential Sales and Lettings



30 Deep Lane

Brighouse, HD6 4HF

£245,000



30 Deep Lane

Clifton, Brighouse, HD6 4HF

£245,000



Peter David Properties are pleased to present to the market this three bedroom semi-detached property, situated in the popular residential location of Clifton and which would make a perfect family home. The property is ideally located just a short distance from Brighouse Town Centre and all local amenities found within, Ofsted rated outstanding and good primary and secondary schools and the M62 motorway network, which is perfect for those needing to commute. The property briefly comprises: an entrance porch, entrance hallway living room, kitchen, large dining room, outbuilding with utility room, two double bedrooms, single bedroom and bathroom. Externally, the property has a large driveway to the front aspect, and a well maintained rear garden. Book your viewing today!

Entrance Porch

Positioned to the front of the property.

Entrance Hallway

Providing access to the ground floor accommodation, with a staircase to the first floor and understairs storage.

Dining Room

A dining room of considerable size, which has been extended to create further living space. This is currently used as a second living room as well as space to dine. With a spotlight ceiling and windows to the front and side aspects, which allows lots of natural light into the room.

Living Room

A good sized living room, which has a feature fireplace, with wood surround and marble back. With a window to the front aspect.

Kitchen

The kitchen is fitted with wooden wall and base unit, worktops, tiled splashbacks and a stainless steel sink drainer. The kitchen has a large oven, 5 ring gas hob, extractor fan, plumbing for a washing machine and space for fridge freezer. With a window to the front aspect and an external door to the side aspect.

Bedroom One

A double bedroom, benefitting from fitted wardrobes, with a window to the front elevation.

Bedroom Two

A second double bedroom, with a window to the rear elevation.

Bedroom Three

A large single bedroom, with a window to the front elevation.

Bathroom

A part tiled bathroom, comprising: a WC, hand basin and bath with shower head.

External

Positioned on a corner plot, to the front of the property is a large driveway, with space for up to six cars. Access from the side of the property, which leads to an easy to maintain patio garden to the rear of the property.

Outbuilding

Situated to the side of the property is an outbuilding, which benefits from a utility room and a storage room.

Viewings

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

Directions

For Satnav please use the postcode HD6 4HF.

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



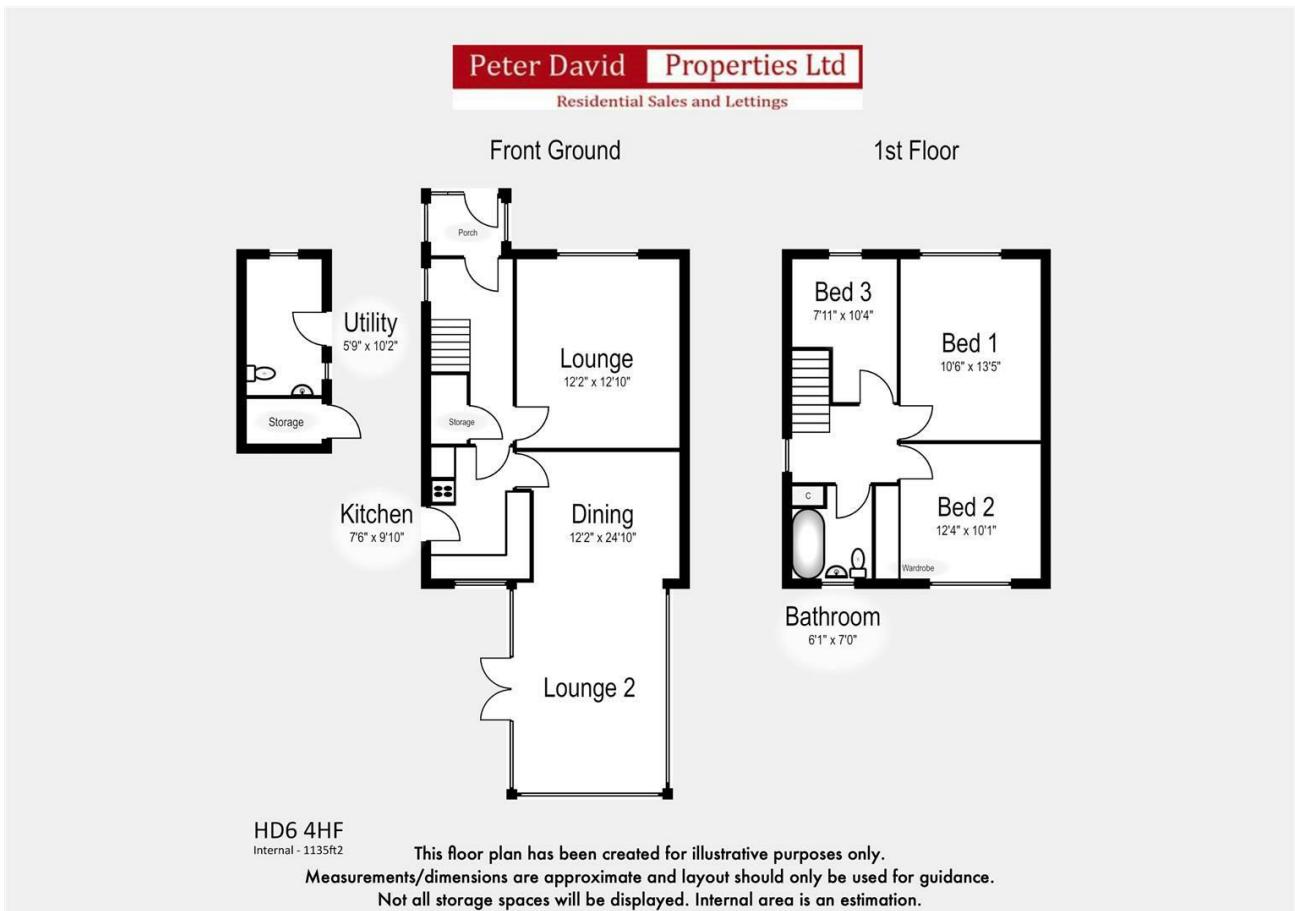
Hybrid Map



Terrain Map



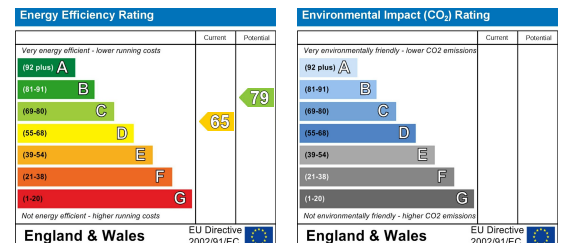
Floor Plan



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.