

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 5 Bracken Road

Brighouse, HD6 2HW

£235,000



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Offered to the market with NO UPWARD CHAIN is this DESIRABLE and BEAUTIFULLY DECORATED three bedroom property, offered for sale in a HIGHLY SOUGHT AFTER AREA just minutes from Brighouse town centre. Located just minutes from good schools and the local amenities of Brighouse and Halifax town centres, this property has been RENOVATED THROUGHOUT by its current owner to a VERY HIGH STANDARD and offers DECEPTIVELY SPACIOUS ACCOMMODATION throughout. The property has had both electrical work and plumbing work, as well as new doors and windows meaning it really is 'READY TO MOVE INTO'. Furthermore, this secure property is DECORATED NEUTRALLY. Internally, the property comprises: a sought after open plan kitchen diner, a generously sized living room, a GROUND FLOOR GUEST WC, two double bedrooms, a single bedroom and a bathroom. Externally, the property benefits from ample well-presented and EASY-TO-MAINTAIN front and rear gardens. An internal viewing is highly recommended - contact Peter David Properties to arrange a viewing today!

## Entrance Hallway

An inviting and neutrally decorated entrance hallway, providing access to the ground floor accommodation and a staircase to the first floor accommodation.

## Living Room

A very well-presented living room with a window to the front aspect allowing plenty of natural light. The focal point is a feature fireplace, with a marble surround. There is decorative Victorian-style cornice and coving, as well as picture rail giving the room character.

## Kitchen Diner

A modern and desirable open plan kitchen diner, fitted with cream wall and base units, wood effect work tops, an inset stainless steel sink and drainer, tiled splashbacks and tiled flooring. The kitchen benefits from integral appliances,

including: a double oven, an electric hob, an extractor fan and an integral fridge freezer. The kitchen has a spotlight ceiling, a window to the rear elevation and access to the rear garden and ground floor WC.

## Ground Floor WC

Perfect for entertaining guests, this ground floor WC has part-tiled walls and comprises: a WC and a hand basin. With a frosted window to the rear aspect.

## Bedroom One

A well-presented, neutrally decorated double bedroom with a window to the front elevation.

## Bedroom Two

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

## Bedroom Three

A single bedroom, which offers versatile space and is currently used as a home office, with a window to the front elevation.

## Bathroom

A fully tiled bathroom with a three piece suite, comprising: a WC, hand basin and a shower cubicle. There is a wall-mounted and heated chrome towel rail. With a spotlight ceiling and a frosted window to the rear elevation.

## Exterior

To the front of the property there is a gravelled garden which is easy-to-maintain, with small steps to the front door. To the rear of the property there is a good-sized lawned garden with border plants and a picket fence to the adjacent property which is also very well-presented.

## Viewings

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

## Directions

For Satnav please use the postcode HD6 2HW.

## 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.

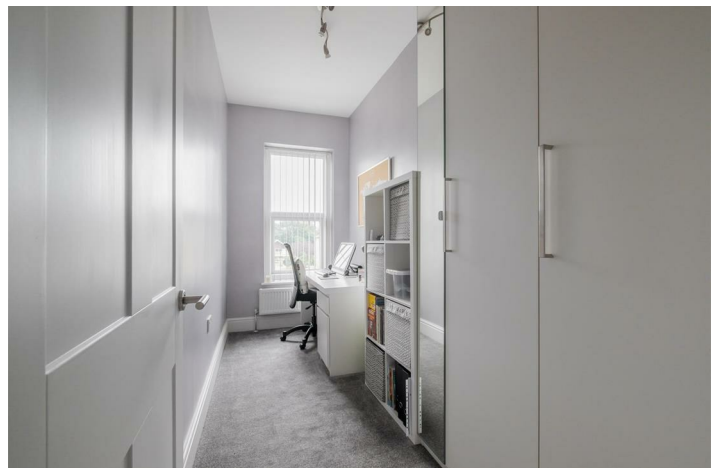
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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



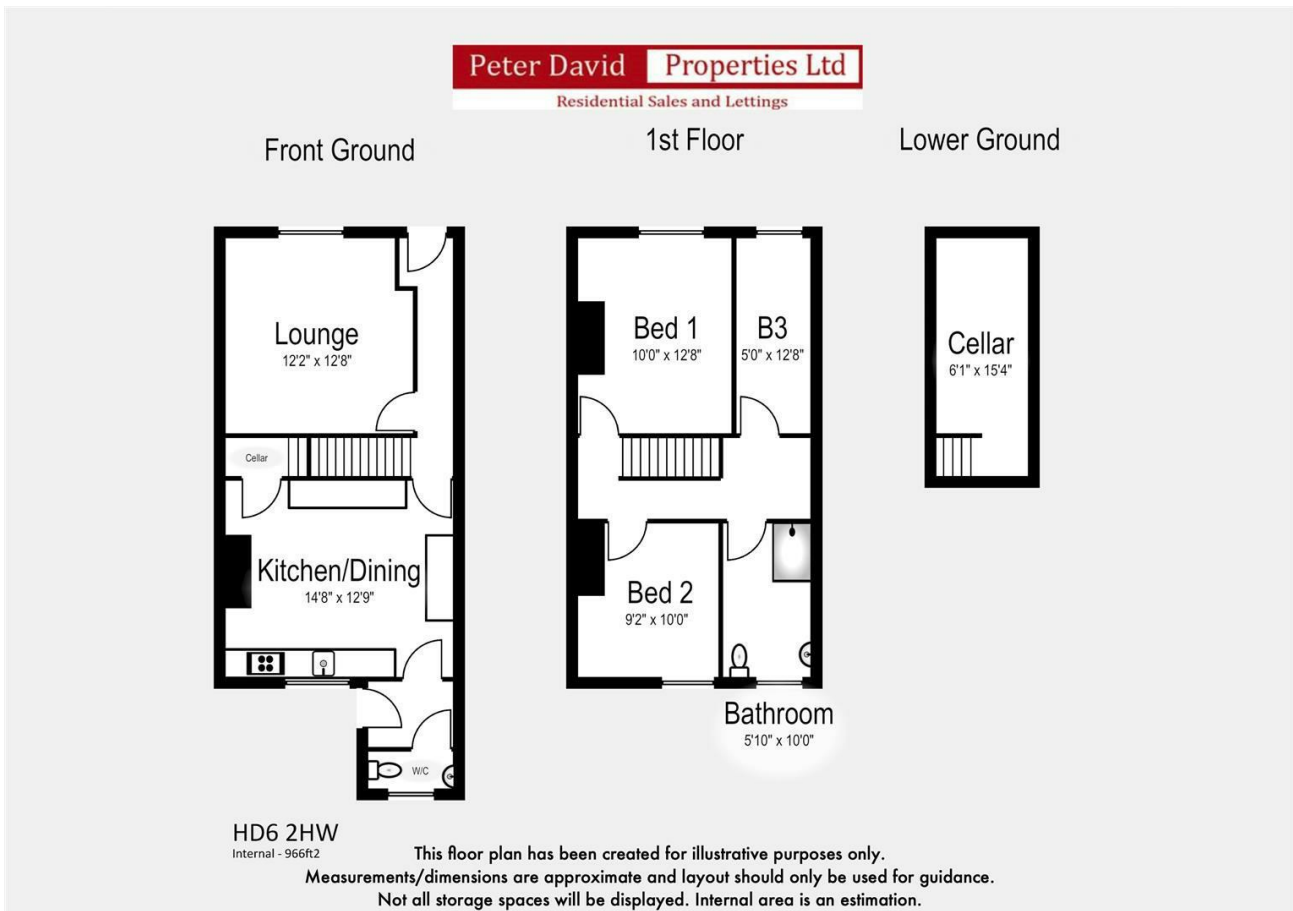
## Hybrid Map



## Terrain Map



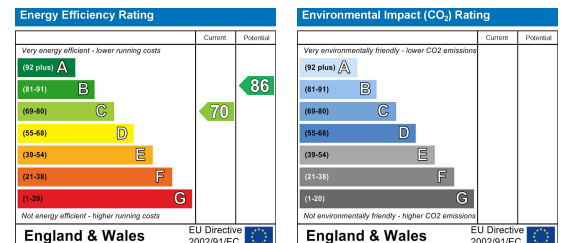
## Floor Plan



## 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.