

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 19 Archbell Avenue

Brighouse, HD6 3SU

Offers Over £300,000



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, Brighouse, HD6 3SU

## Offers Over £300,000



A perfect opportunity to purchase this lovely EXTENDED SEMI DETACHED PROPERTY in a sought after location of Brighouse. The spacious home features THREE DOUBLE BEDROOMS as well as TWO LARGE RECEPTION ROOMS making this an ideal home for any growing family. Well presented throughout with tastefully decorated rooms and lovely period features such as exposed wooden flooring and stained glass windows, the home is both stylish and practical.

With a driveway, garage and garden, there is plenty of external space and views overlooking playing fields to the rear.

The property comprises Entrance Porch, Living Room, Dining Room, Kitchen, Conservatory, Downstairs w/c, Three Double Bedrooms with the Master Bedroom Having a walk in wardrobe, and a Bathroom Suite.

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 useful entrance space for coats and shoes with a tiled floor and stained glass windows leading into the property.

### Entrance Hall

A spacious entrance hall leading to the living room, dining room and kitchen with wooden flooring.

### Living Room

A large bay window allows plenty of natural light and a tall ceiling adds to the sense of space. Beige carpets and light green walls provide a calming environment and a gas fireplace is the focal point.

### Dining Room

Perfect for family dining and entertaining guests, the dining room has exposed wooden floorboards and double doors opening into the conservatory.

### Kitchen

A recently fitted kitchen with light wooden countertops and grey soft close doors, white tiled splashbacks and karndean flooring. There is ample worksurface and storage space as well as a double oven.

### Conservatory

The conservatory overlooks the rear garden and playing fields beyond.

### Downstairs W/C

Understairs w/c with a sink.

### Landing

A spacious landing area leading to the bedrooms and bathroom.

### Bedroom One

The master bedroom has a walk in wardrobe and a dressing area. The room overlooks the rear garden and has wall mounted lighting.

### Bedroom Two

A double bedroom overlooking the front of the property with a dormer window.

### Bedroom Three

A small double bedroom overlooking the rear of the property with a light and neutral colour scheme.

### Bathroom

A Three Piece Bathroom Suite with a tiled floor and white tiled splashbacks featuring a bathtub with overhead shower, sink, w/c and heated towel rail.

## Garden

A patio and lawn to the rear provides a private space in which to relax and entertain.

## External

A driveway to the front of the property provides off road parking. Access continues to the garage at the rear as well as the garden space.

## Viewings

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

## Directions

For Satnav please use the postcode HD6 3SU

## 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 WHATSOEVER IN RELATION TO THIS PROPERTY.



## Road Map



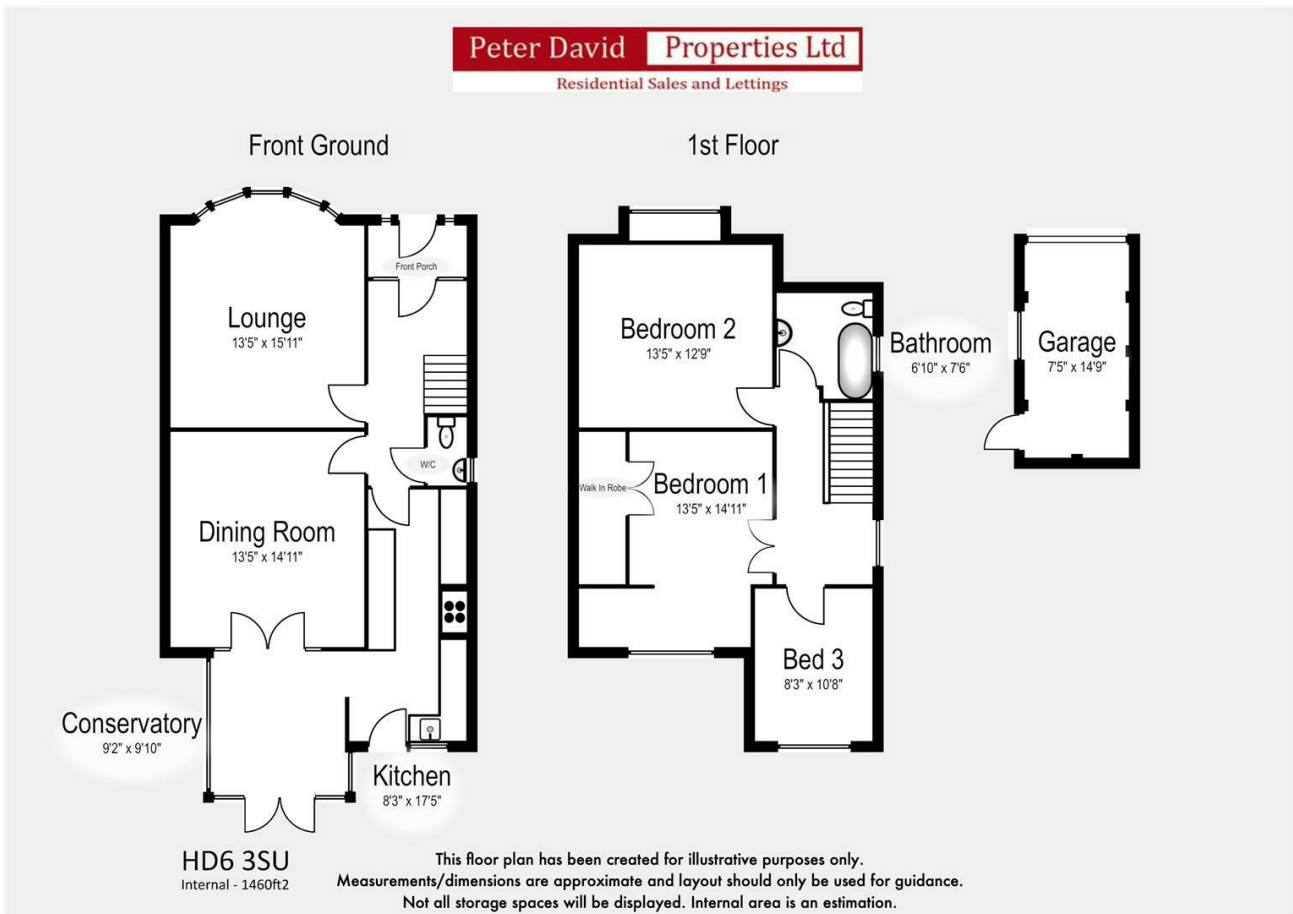
## Hybrid Map



## Terrain Map



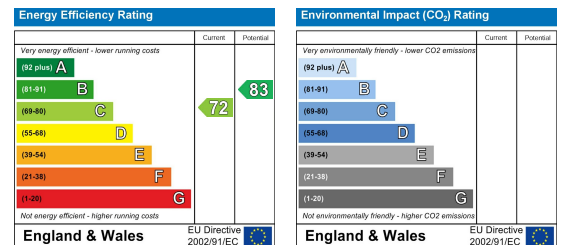
## Floor Plan



## 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.