

Peter David

Properties Ltd

Residential Sales and Lettings



76 Sefton Avenue

Brighouse, HD6 2NA

£250,000



76 Sefton Avenue

Hove Edge, Brighouse, HD6 2NA

£250,000



An ideal opportunity to purchase this well presented TWO BEDROOM BUNGALOW, perfectly situated on a quiet residential road in Brighouse.

With gardens to the front and rear, a driveway and garage, there is plenty of space surrounding this lovely home.

Internally the property has been brought up to date with a new integral kitchen diner and a new shower room. There are two double bedrooms providing plenty of flexible space as well as an open living room.

Entrance Hallway

A well sized entrance hallway leading onto the living room, bedrooms, shower room and kitchen. There is built in storage space, a wall mounted radiator and laminate flooring.

Kitchen Diner

A fully integrated kitchen with oven, sink, fridge freezer and dishwasher. White units and wooden worktops. A breakfast bar adds practical space with a built in wine rack. Wooden flooring extends through to the living room and there are ceiling spotlights.

Living Room

Overlooking the front of the property with a feature fireplace. Wooden flooring and ceiling spotlights. A light and airy room with dual aspect windows and a wall mounted radiator.

Bedroom One

A double bedroom overlooking the rear of the property, wooden flooring and a radiator under the window. A blue colour scheme with a feature wall.

Bedroom Two

A double bedroom to the rear of the property. Wooden flooring and a radiator under the window. A light and neutral colour scheme.

Shower Room

Fully tiled shower room with beige floor tiles and dark feature tiles on the walls. A double sized shower, sink with storage and w/c. A heated towel rail completes the aesthetic.

Garage

Ideal for parking and storage space the garage also provides access to the rear garden.

External

A garden and driveway to the front of the home as well as a pathway leading to the front door. A private garden to the rear of the home with fencing to the borders.

Directions

For Satnav please use the postcode HD6 2NA

Viewings

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

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.

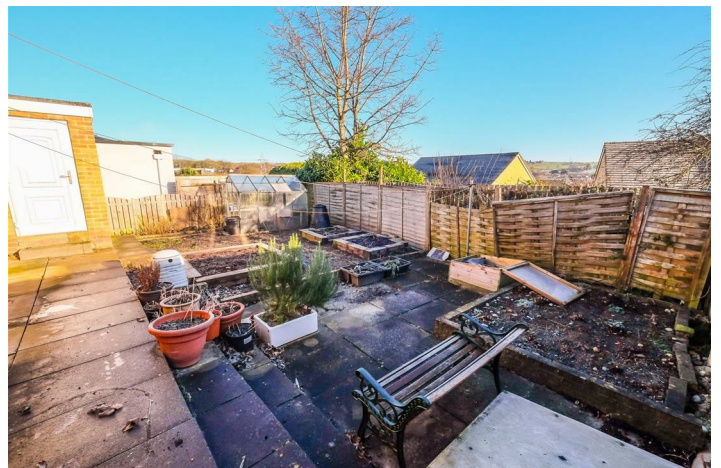
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you,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

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Front

HD6 2NA
Internal - 825ft2

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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.