

Peter David

Properties Ltd

Residential Sales and Lettings



2 Little Woodhouse

Brighouse, HD6 3BW

£130,000



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A great opportunity to purchase this lovely TWO BEDROOM HOME which is ideally situated within walking distance of the shops, amenities and transport links of Brighouse. The home is tucked away on a quiet residential road.

Well presented throughout, the property features a well sized living room, kitchen, two double bedrooms and a family bathroom. There is a shared rear courtyard with a decking area belonging to the property. A cellar space provides additional storage.

Living Room

A spacious L-Shaped Living Room with a gas fire as a focal point. There are two wall mounted radiators, grey carpets and double glazed windows.

Kitchen

An L-Shaped kitchen with laminate flooring, grey worktops, white tiled splash backs and space for an oven and fridge freezer. There is access upstairs to the first floor accommodation.

Entrance Hall

A rear entrance hall provides access to the rear garden space.

Bedroom One

A double bedroom with built in storage. Beige carpets, light blue walls and double glazed windows overlooking the front of the property.

Bedroom Two

A double bedroom with double glazed windows overlooking the front of the property and access to a loft hatch.

Bathroom

A three piece bathroom suite with bath tub and overhead shower, sink and w/c. There are white tiles on the walls, blue floor tiles and a heated towel rail.

Cellar

There is a small cellar under the property which houses a boiler and is accessed through the back garden. There are stone steps which have been blocked off into the living room which could provide potential to change the access.

Directions

For Satnav please use the postcode HD6 3BW

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

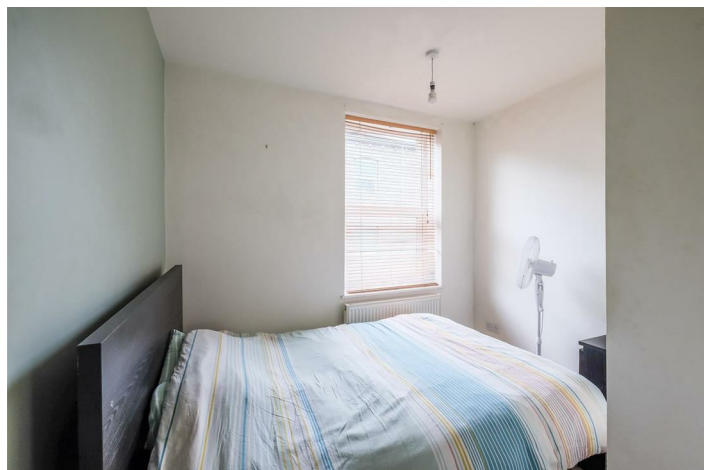
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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



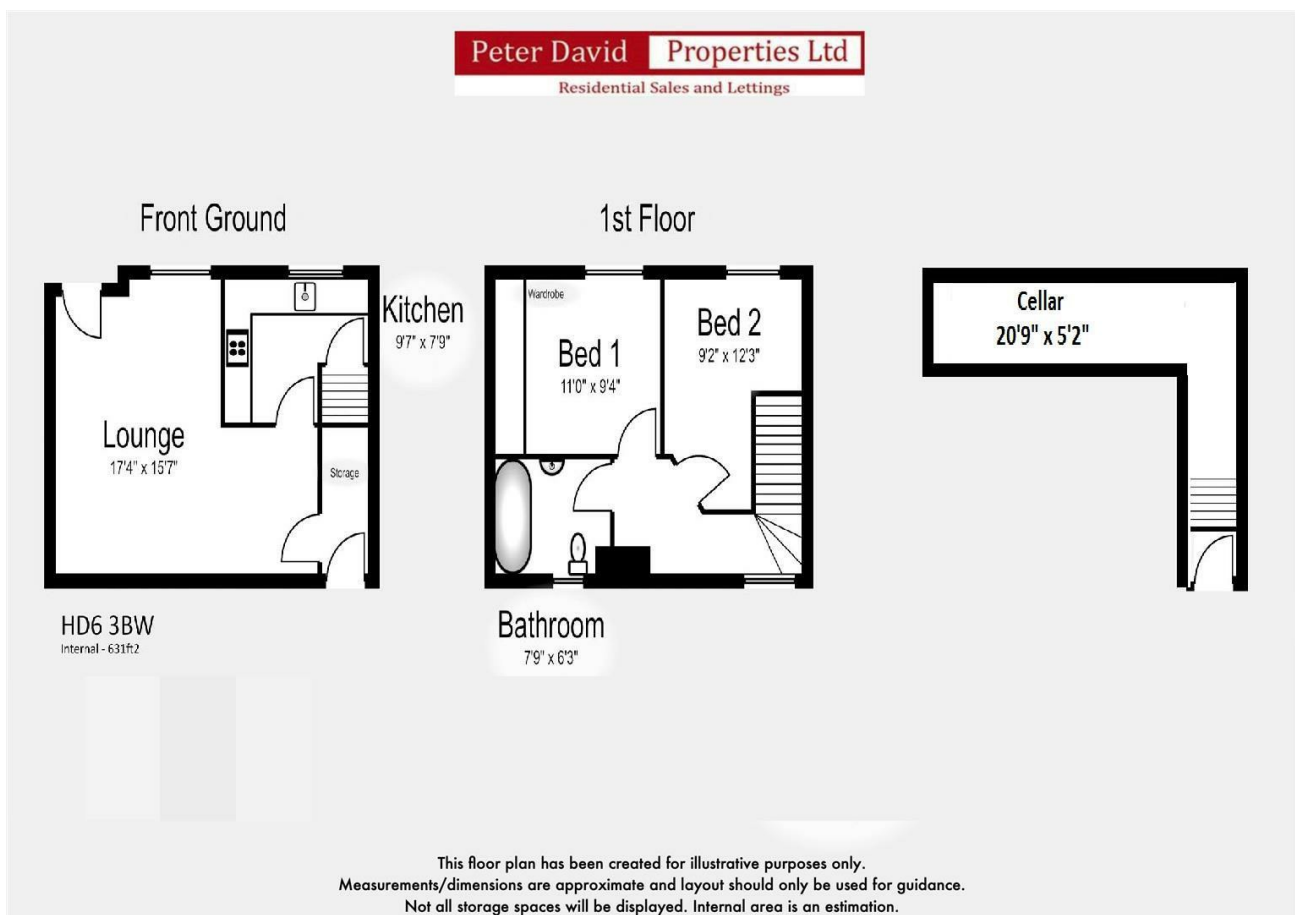
Hybrid Map



Terrain Map



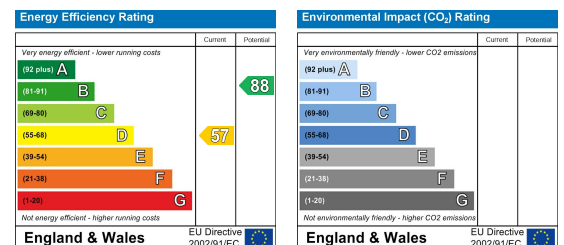
Floor Plan



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



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