

Peter David

Properties Ltd

Residential Sales and Lettings



17 Hardy Place

Brighouse, HD6 2PW

£325,000



17 Hardy Place

Hove Edge, Brighthouse, HD6 2PW

£325,000



A lovely THREE BEDROOM DETACHED HOME which is tucked away at the end of a quiet Cul-De-Sac. Well presented throughout, the home benefits from a detached garage, gardens to the front and rear, a sunroom and en-suite facilities.

The home is in close proximity to good local schools, in easy reach of transport links and amenities and is ideal for any growing family.

Tastefully decorated throughout, we would recommend a viewing to appreciate what this home has to offer.

Entrance Hall

Grey carpets, wall mounted radiator, a warm grey colour scheme and access to the downstairs w/c, kitchen and living room.

Kitchen Diner

A stunning kitchen space with integrated Neff appliances including double oven / microwave, induction hob and extractor, fridge and freezer and soft close cupboards. A central island provides additional storage and a perfect dining space. There are additional storage spaces in a media wall. The room overlooks the front of the property with its mature garden and private aspect. A light colour scheme adds to the sense of space and double windows allow plenty of natural light.

Living Room

With thick beige carpets, neutral colour scheme. Two wall mounted radiators. The room overlooks the rear of the property leading into the open plan sunroom.

Sunroom

Beige carpets continue throughout. ceiling spotlights and window blinds. Patio doors open onto the rear garden. With windows to three sides there is plenty of natural light and views over the private rear garden.

Downstairs w/c

Tiled flooring, wall mounted heated towel rail, sink with integrated storage and w/c.

Bedroom One

A double bedroom overlooking the front of the property with a grey colour scheme. A wall mounted radiator, grey carpet and access to the En-Suite

En-Suite

A shower, sink and w/c. Heated towel rail, dark grey tiling on the floor with light grey tiles on the walls. built in storage space and tastefully presented.

Bedroom Two

A double bedroom overlooking the rear of the property with a light grey colour scheme.

Bedroom Three

A single bedroom overlooking the rear of the property

Bathroom

A large bath tub, sink and w/c. tastefully tiled throughout.

Garage

A detached garage ideal for parking and storage space.

External

A driveway leads to the garage and front garden which has been well maintained with mature shrubs. There is access to the side and rear with a private, low maintenance rear garden.

Directions

For Satnav please use the postcode HD6 2PW

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



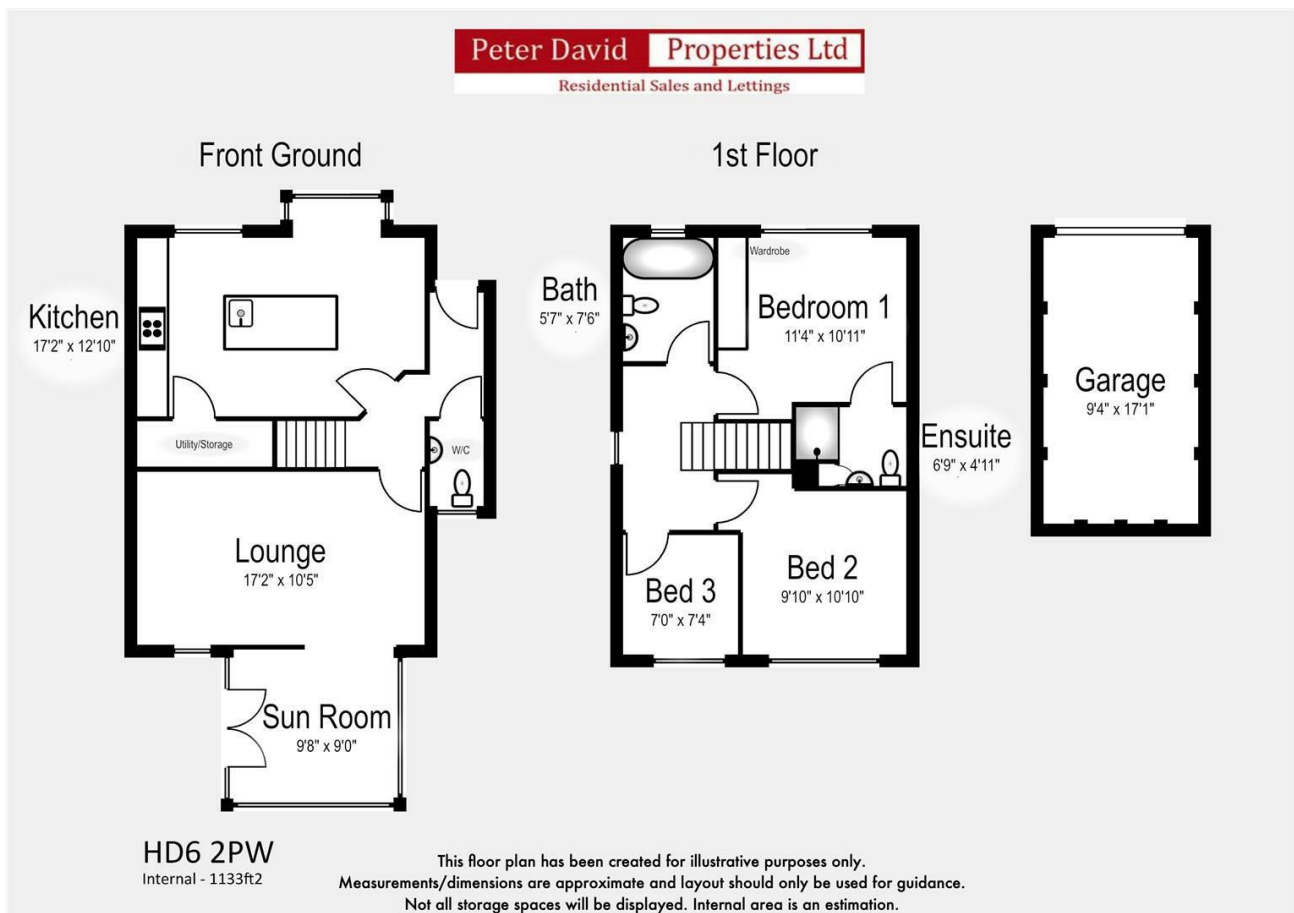
Hybrid Map



Terrain Map



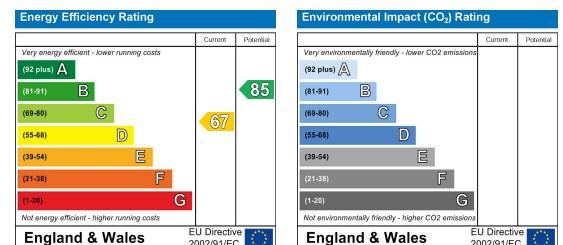
Floor Plan



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



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.

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