

Peter David

Properties Ltd

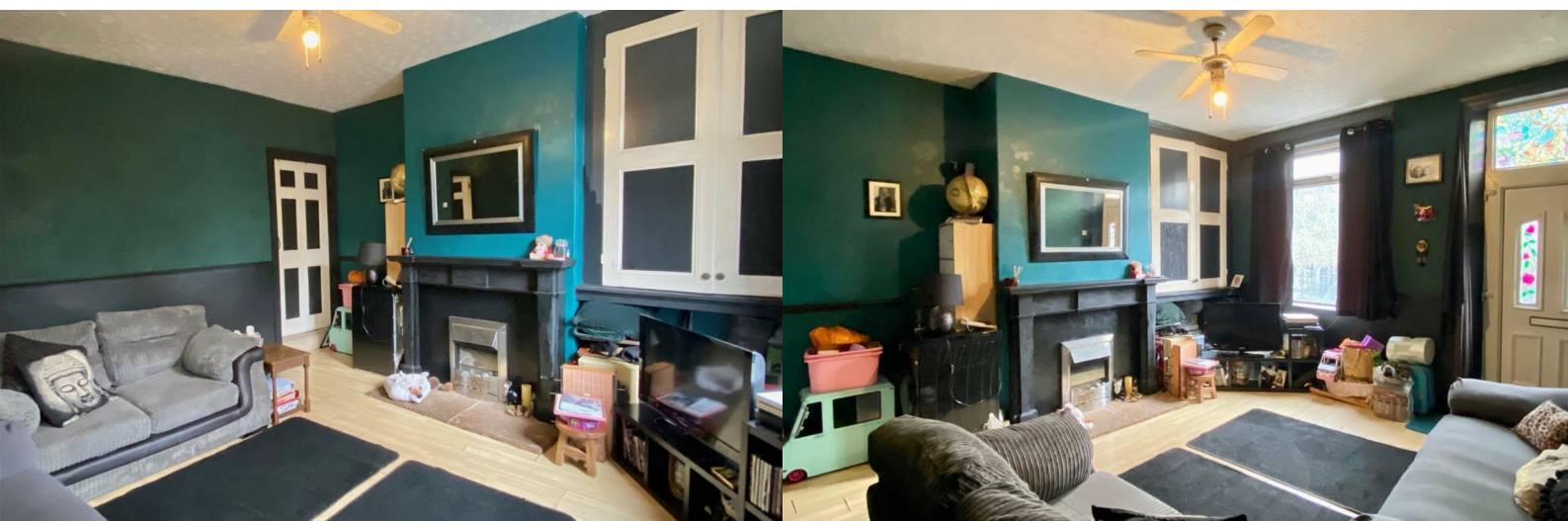
Residential Sales and Lettings



20 Bramston Street

Brighouse, HD6 3AA

£99,000



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*** A perfect INVESTMENT OPPORTUNITY to purchase this mid - terrace property with a long term TENANT IN SITU. ***

The home is perfectly located within a short walk of Brighouse town centre, local schools, amenities and transport links.

With two double bedrooms, a kitchen, living room and bathroom, the home is well laid out. There is also a front raised patio and a small rear yard.

This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway.

Living Room

A spacious living room overlooking the front of the property with laminate flooring and a feature gas fireplace. There is in built storage in the alcoves and access upstairs and onto the kitchen.

Kitchen

With worktops and units on either side, there is plenty of storage space available. White cupboards and tiled splashbacks contrast well with the dark grey worktops. There is a boiler for the gas central heating, a sink and oven, as well as space for a fridge. Access out to the rear yard and to the cellar.

Bedroom One

A double bedroom overlooking the front of the property with a dark colour scheme.

Bedroom Two

An L-shaped double bedroom to the rear of the property with double windows, laminate flooring and a pastel colour scheme.

Bathroom

A tastefully tiled bathroom with bathtub, shower, sink and w/c

External

The property is accessed via stone steps to the front of the home with a raised patio area. To the rear is a small yard and steps lead up the embankment for further storage space.

Directions

For Satnav please use the postcode HD6 3AA

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

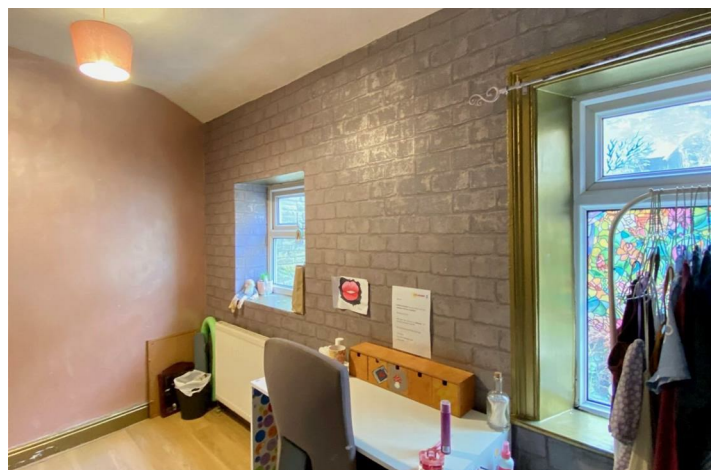
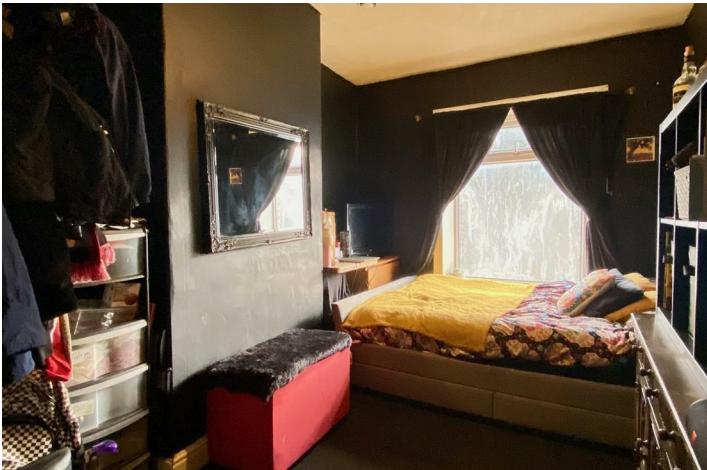
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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



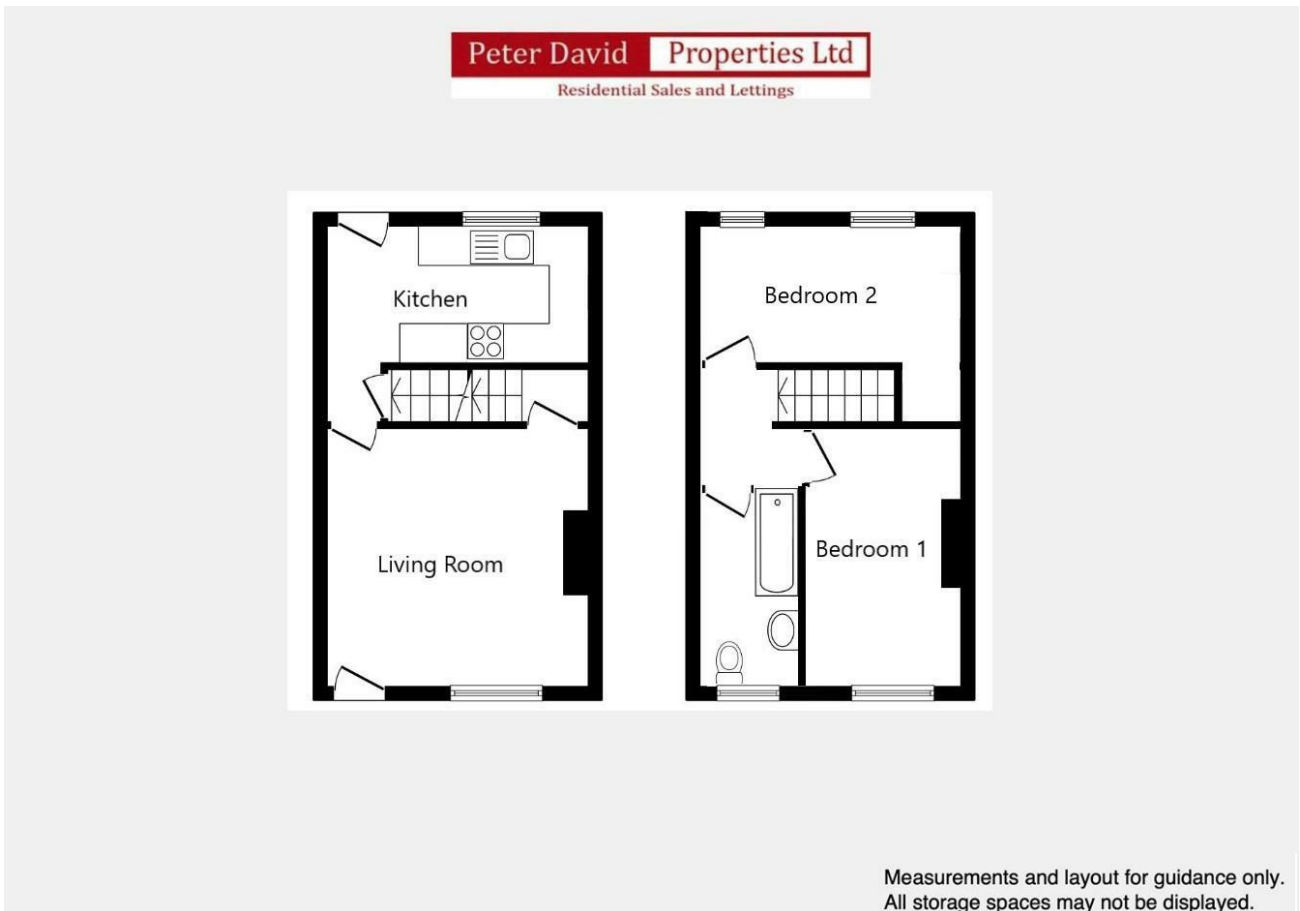
Hybrid Map



Terrain Map



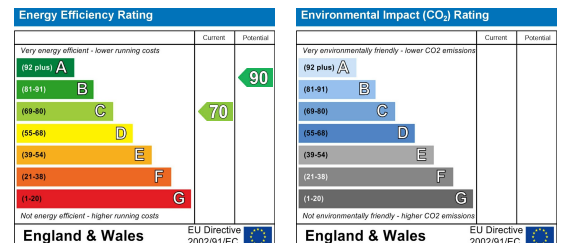
Floor Plan



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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