

Peter David

Properties Ltd

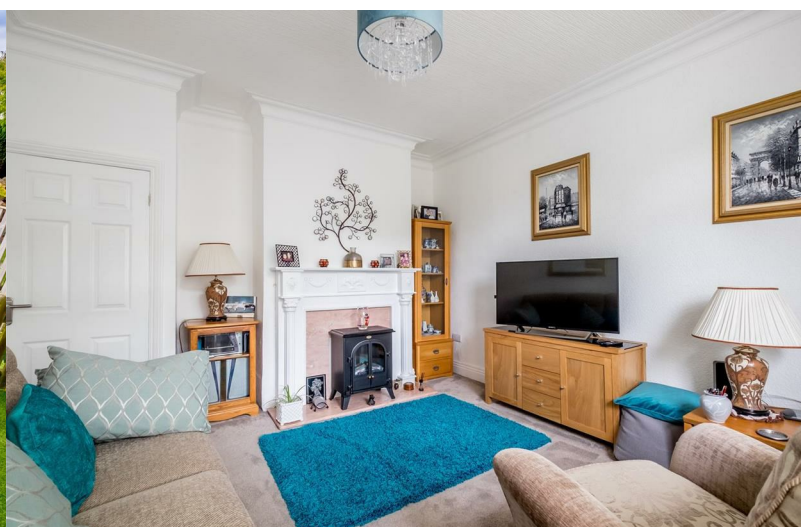
Residential Sales and Lettings



44 Lightcliffe Road

Brighouse, HD6 2HH

Offers Over £250,000



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Peter David Properties are pleased to present to the open market this two bedroom DORMER BUNGALOW, located in the SOUGHT AFTER LOCATION of Brighouse. This property is located within easy reach of Brighouse Town Centre, with all local amenities within, including supermarkets, restaurants, a bus and a train station.

Internally, the property briefly comprises: an entrance hallway, a living room, a kitchen, a dining room, a dry cellar, a ground floor bedroom and ensuite walk in shower room, a first floor bedroom, and a stunning house bathroom. Externally, the property benefits from a large enclosed rear garden with a well maintained lawn, pleasant shrubbery, and a patio area.

To the front there is an off road parking space at the front of the home and a path to the side of the property. Contact Peter David Properties to arrange a viewing today!

Entrance Hallway

Providing access to the property through a PVCu door to the side aspect.

Living Room

A spacious neutrally decorated living room with a marble hearth fire place and a wooden mantle piece. Window to the front aspect.

Dining Room

A neutrally decorated dining room with a window to the rear aspect overlooking the rear garden.

Kitchen

A good size kitchen with matching white wall and

base units, an integral electric hob and oven, tiled splashbacks, and an inset stainless steel sink and drainer. With a PVCu door and window to the rear aspect.

Cellar

A dry keeping cellar with two rooms for storage.

Bedroom Two

A double bedroom on the ground floor with a window to the front aspect and access to the En-Suite Shower room.

En-Suite

With a walk in shower, w/c, corner sink and heated towel rail.

Bedroom One

A large double bedroom upstairs, with a laminate floor and a window to the front elevation.

Bathroom

A beautifully decorated bathroom which benefits from a free standing bath, a separate shower, a WC, and a hand basin. The bathroom further benefits from panelling to the walls, three useful storage cupboards, and a wood effect laminate floor. Two windows to the rear elevation.

External

Externally the property has an off road parking space to the front, with a path leading down the side of the property with new railings. To the rear there is a large enclosed rear garden which has a patio, a well maintained lawn, and pleasant trees and plants.

Directions

For Satnav please use the postcode HD6 2HH.

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



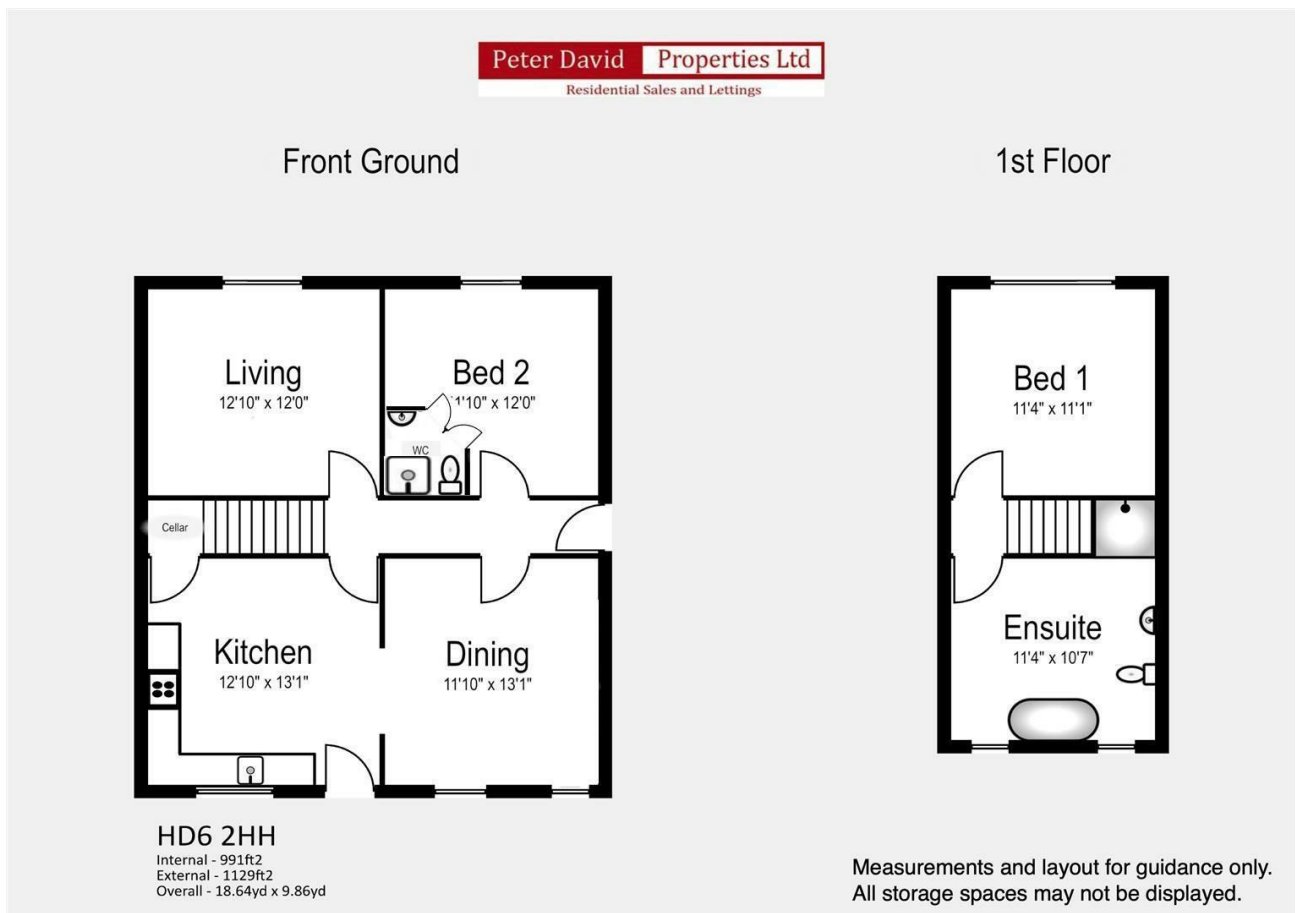
Hybrid Map



Terrain Map



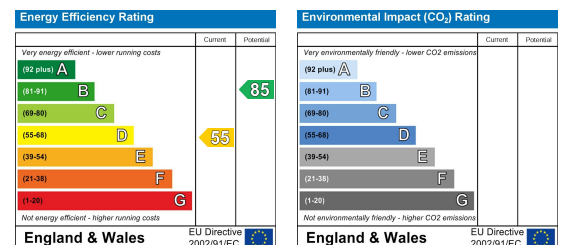
Floor Plan



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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