

Peter David

Properties Ltd

Residential Sales and Lettings



## Daisy Mount, 152 Lightcliffe Road

Brighouse, Brighouse, HD6 2HY

Offers Over £600,000



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Brighthouse, Brighthouse, HD6 2HY

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\* Offered for sale CHAIN FREE \*

Built in 1875, 'Daisy Mount' is a beautifully presented, character property offering generous accommodation across three floors. This detached, four bedroom house, is decorated to a high standard and beautifully presented throughout, having been extensively refurbished and extended in 2019. An ideal family home, benefitting from spacious rooms throughout and within walking distance to well regarded primary and secondary schools. With double glazed sliding sash windows throughout the property, providing great views to the rear elevation. Situated in a popular residential location, close to Brighthouse town centre and all local amenities within, including bus and train stations, the M62 motorway network, park tennis club, bars, shops, and restaurants.

The property briefly comprises: a outside and inside front porch, kitchen diner living space, lounge, downstairs WC, cellar, rear porch, four double bedrooms, two en-suites and a house bathroom. Externally, to the front of the property is the driveway, providing off road parking for three cars, leading to the double detached garage and benefitting from an electric car charger. The rear of the property benefits from, mature shrubs, a lawned garden, a patio area and a flower garden.

Internal viewings are recommended to appreciate what this property has to offer - book your viewing today!

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

## Entrance Porch

An external front porch leads to the entrance porch, with a window to the side aspect and glass panel doors opening into the entrance hallway, which provides access to the ground floor accommodation.

## Downstairs WC

Benefitting from a downstairs WC and plumbing for washing machine. Comprising: a WC and a hand wash basin. With tiled flooring and a frosted window to the front aspect.

## Kitchen Diner Living Space

With multi access doors, leading to the beautiful room of grand size. With a window to the side aspect and bi-fold doors to the rear, flooding the room with natural light, and looks out onto the flourishing garden. The open plan kitchen is decorated with grey wall and base units, wooden worktops and stone flooring, with underfloor heating. There is an American style fridge freezer and the kitchen includes integral appliances such as: a microwave, dishwasher, inset sink with drainer, cooker with electric and gas ovens, gas hob and an extractor fan above. With space to dine in the kitchen, leading into living space, there is ample space for a further dining suite along with lounge furniture.

## Rear Porch

Entering from the rear garden.

## Living Room

This light and airy living room has a bay window to the rear aspect, looking out onto the beautifully presented garden. Featuring a hard wood floor and a multi fuel fireplace.

## Cellar

A spacious cellar with three rooms, benefitting from an electric supply.

## Landing

This spacious landing, provides space for optional seating or a workspace, looking out onto a great view from the rear window.

## Bedroom One

A large double bedroom, which benefits from: an en-suite bathroom, wood flooring, a chandelier, fitted wardrobes and space for freestanding furniture. Further benefitting from a window to the rear, which provides stunning views of Brighthouse.

## En-Suite

This fully tiled en-suite, with marble effect walls, comprising: a WC, double hand basin, shower with glass screen and a towel radiator.

## Bedroom Two

A second double bedroom, with space for furniture and a window to the rear elevation providing extensive views of Brighthouse. Benefitting from an en-suite.

## En-Suite

Entering through a sliding door, this three piece en-suite comprises: a WC, hand basin, a shower cubicle with glass sliding doors, and a towel radiator.

## Bedroom Three

A third double bedroom, with wood floor and a matching wood feature wall. With a window to the side elevation.

## House Bathroom

This fully tiled bathroom, with marble effect walls comprises: a modern freestanding bathtub with a showerhead, a WC, a hand basin and a chrome radiator. With frosted windows to the front and the side elevation.

## External

To the front of the property is the driveway, providing off road parking for three cars, leading to the double detached garage with electricity supply. The double garage benefits from an electric up and over door, power supply, plumbing and workshop area. Further benefitting from electric car charger. The rear of the property benefits from, mature shrubbery, a lawned garden, a patio area and a flower garden.

## Bedroom Four

Situated on the second floor, is a multi purpose room, that could be used as: a double bedroom, a snug or a home office. With a window to the front elevation.

## Viewings

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

## Directions

For Satnav please use the postcode HD6 2HY.

## 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 WHATSOEVER IN RELATION TO THIS PROPERTY.

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## Road Map



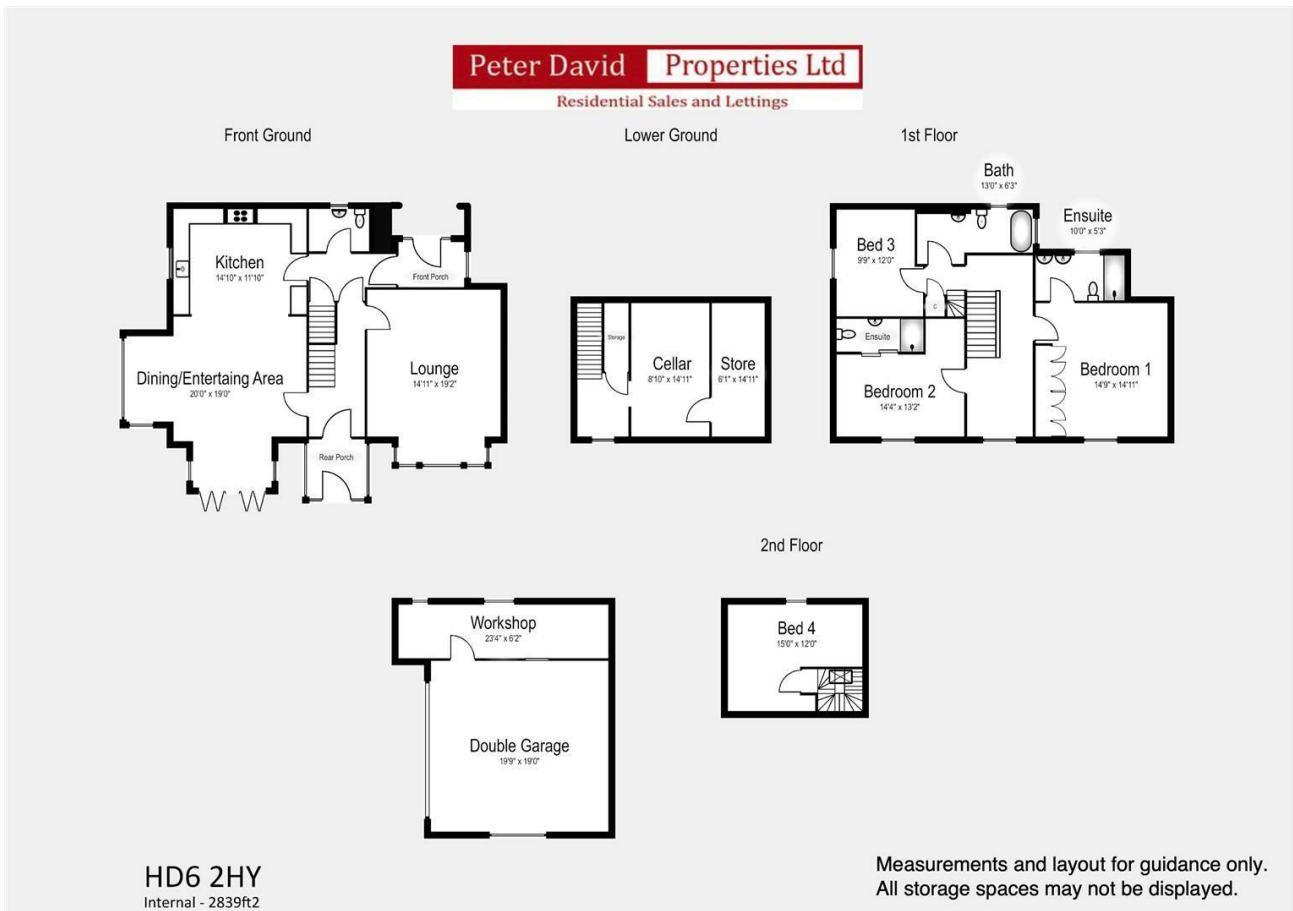
## Hybrid Map



## Terrain Map



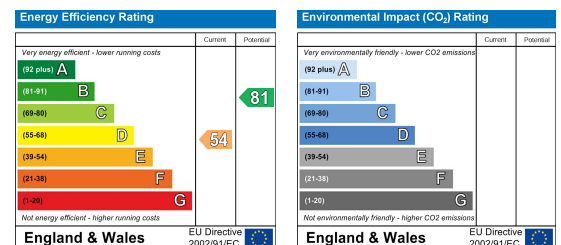
## Floor Plan



## 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.

5c The Craggs Country Business Park  
New Road, Cragg Vale  
Hebden Bridge, HX7 5TT

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: halifax@peterdavid.co.uk

T: 01484 719191  
E: brighouse@peterdavid.co.uk

T: 01422 844403  
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191  
E: huddersfield@peterdavid.co.uk