

Peter David

Properties Ltd

Residential Sales and Lettings



34 Garden Road

Brighouse, HD6 2AX

£535,000



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An impressive FIVE BEDROOM DETACHED HOME which is PRESENTED TO THE HIGHEST STANDARD THROUGHOUT with SPACIOUS ACCOMMODATION over four floors including a cellar conversion, three bathrooms with underfloor heating, a double garage and driveway, as well as gardens surrounding the property.

The home has been tastefully decorated to give an up to date feel, whilst keeping the character of this magnificent building. Ideal for any growing family in a prime location close to local schools, parks and amenities, as well as being within easy reach of rail and motorway links, this home needs to be seen to be fully appreciated.

Accommodation briefly comprises of four cellar rooms including two vaulted cellars, a study/library and a utility room. On the ground floor is a large hallway leading to the living room, dining kitchen and cloakroom. The first floor has two impressive double bedrooms each with an en-suite, and the second floor has a further three bedrooms with a stunning four-piece bathroom suite. The property has recently had new double glazing throughout, has a composite door at the front and the back and also has gas central heating throughout including the cellar rooms. Further benefiting from a burglar alarm.

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

Entrance Hallway

A spacious entrance hallway leading to the dining kitchen, living room and ground floor cloakroom. With high ceilings and a grand staircase, the entrance hall provides a warm welcome space to the home and a preview of the rest of the homes impressive accommodation.

Living Room

A spacious living room with windows on either side allowing plenty of natural light and views over the gardens. A wood burner provides the focal point with decorative coving and a sash bay window adding further points of interest.

Dining Kitchen

The dining kitchen overlooks the front and side of the property with French doors leading out into the garden. The integrated dining kitchen has a full size freezer and a full sized fridge, dishwasher, double oven, induction hob and a washing machine. Quartz worktops, ceiling spotlights and a central island add stylish touches and there is plenty of room for a large dining table, making this a perfect space in which to relax and entertain.

Cloakroom

With a WC and sink, finished with decorative wallpaper. With a window to the rear.

Cellar One

A vaulted cellar with stone slab in the centre. Painted white walls and grey floors, lighting and a radiator.

Cellar Two

A vaulted cellar with painted walls and floors - ideal storage space

Utility Room

The utility comprises: a sink, several cupboards and worktops. The boiler and hot water tank are situated here. Further benefiting from a window to the rear and an external door leading into the garden.

Office / Study

With grey flooring and white walls, the study has a sash bay window letting in natural light and provides an ideal work from home space, snug room or even a home cinema room.

Bedroom One

A large double bedroom with a sash bay window to one side and a window to the rear allowing plenty of natural light. Decorated with tasteful and neutral warm shades with light carpets, this is a real statement room with access to the en-suite

En-Suite One

The fully tiled en-suite shower room comprises: a walk in shower, a wash basin and a WC. Further benefiting from underfloor heating and a chrome heated towel rail.

Bedroom Two

A double bedroom overlooking the front and side gardens with a light grey tone to the walls and access to its own en-suite.

En-Suite Two

The fully tiled en-suite shower room comprises: a walk in shower, a wash basin and a WC. Further benefiting from underfloor heating and a chrome heated towel rail.

Bedroom Three

On the second floor the third bedroom is a large double bedroom overlooking the front and side of the home with white walls and ceilings.

Bedroom Four

With a light green feature wall the fourth bedroom is a well sized double overlooking the front of the home.

Bedroom Five

A large single bedroom to the rear of the home with a blue feature wall. With fantastic views across the valley.

Family Bathroom

The stunning fully tiled family bathroom has a four piece suite comprising: a statement bath-tub, oversized walk in shower, sink and

WC. Further benefiting from underfloor heating and a chrome heated towel rail.

Double Garage

A large double garage providing ample space for two cars plus storage space with electrical power supply.

External

The home sits in a large plot surrounded by gardens. To the side is a lawned area, there is a double garage and driveway to the rear which screens a private patio area, and a second lawn with border plants and shrubs to the opposite side. Furthermore there is a greenhouse, a large rockery and a vegetable patch. Greenery screens the front of the property adding further privacy.

Directions

For Satnav please use the postcode HD6 2AX

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties to reserve a space on our open day on Saturday 20th April.

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.

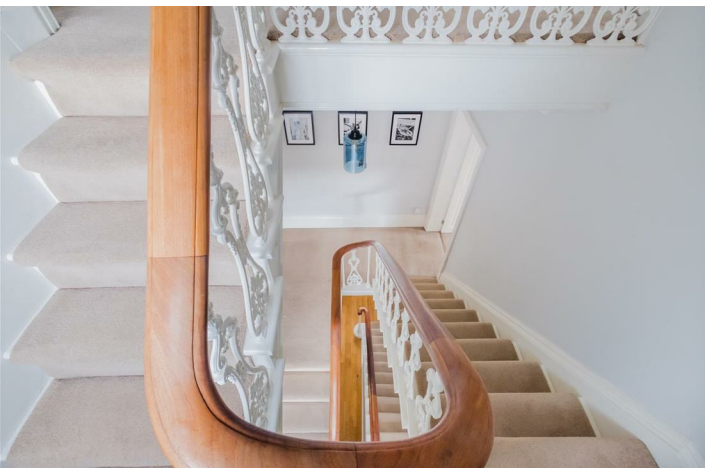
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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.

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Road Map



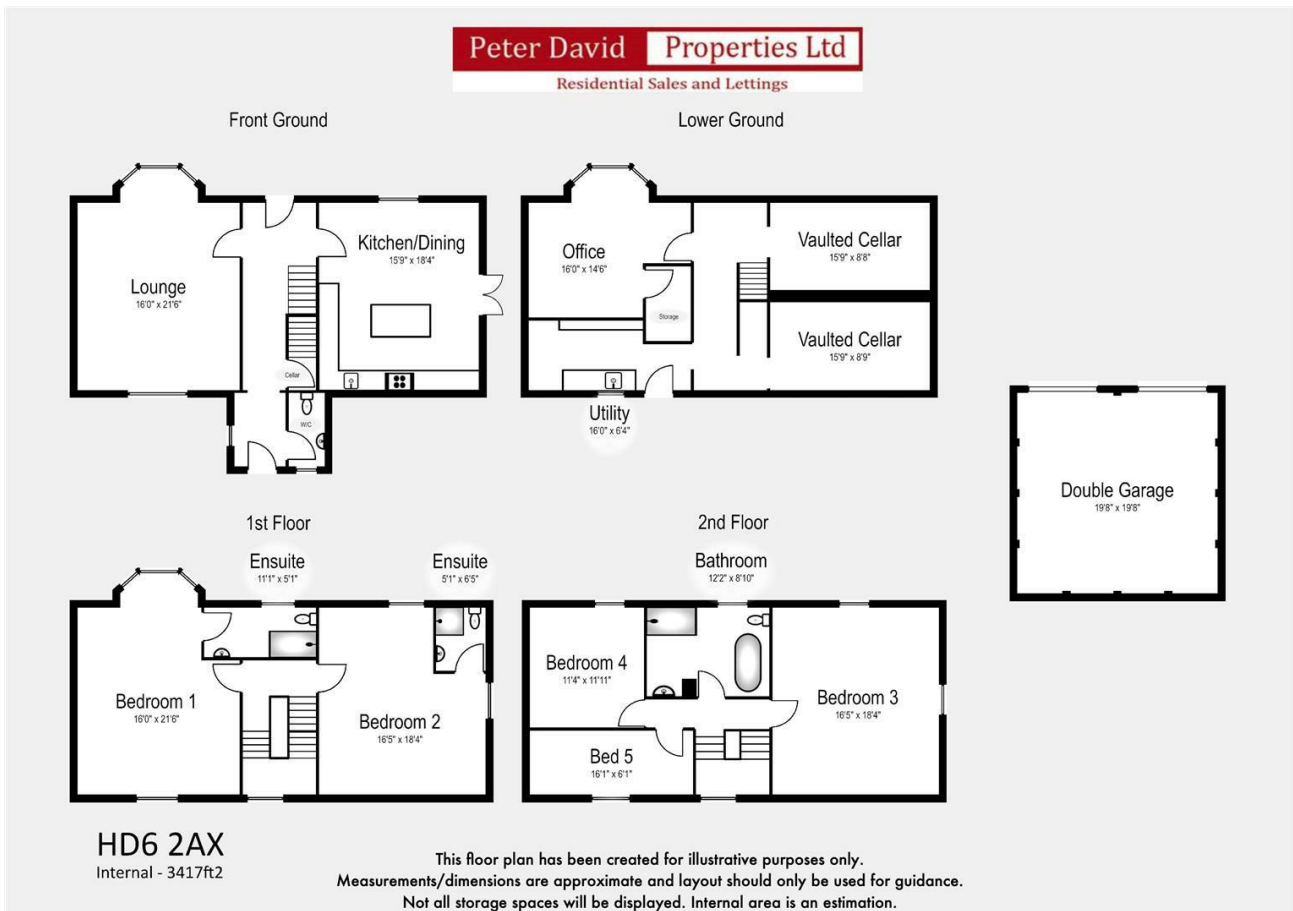
Hybrid Map



Terrain Map



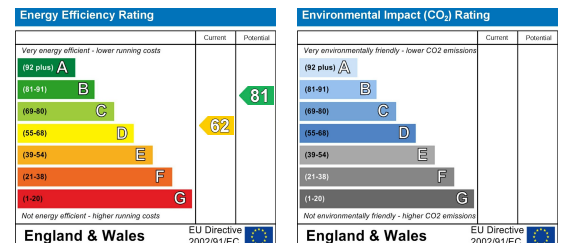
Floor Plan



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



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