

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 11 Lightcliffe Road

Brighouse, HD6 2DR

£650 PCM



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**£650 PCM**



Available immediately is this two bedroom terrace property located close to local amenities, the M62 motorway network, and good schools. The property briefly comprises: a living / dining room, newly renovated kitchen, two bedrooms, a WC and a bathroom. Externally there is on road parking to the front and a shared yard at the rear. Situated within walking distance of Brighouse, book your viewing today! Sorry smoking is not permitted at this property, pets may be considered on application.

Please contact the office to book your viewing.

## **Living Room**

14'8" x 12'4" (4.47 x 3.76)

PVCu door providing entrance into the living room, which also has space to dine and an electric focal point fire with wood surround. Window to the front aspect.

## **Kitchen**

8'0" x 11'2" (4'86") (2.44 x 3.40)

The kitchen comprises; wooden wall and base units, stainless steel sink and drainer and a window to the rear aspect. Access also into the cellar.

## **Landing**

14'11" (8'83") x 6'1" (2'49") (4.55 x 1.85)

Split landing providing access to the first floor accommodation.

## **Bathroom**

13'9" (10'45") x 11'8" (4'92") (4.19 x 3.56)

The bathroom has a bath with electric shower over head, a hand basin, useful storage cupboard, part tiled walls and lino floor. Window to the rear elevation.

## **WC**

6'2" (5'14") x 7'9" (3'57") (1.88 x 2.36)

WC separate to the bathroom, with a lino floor and a window to the rear elevation.

## **Master bedroom**

14'0" (10'48") x 13'11" (9'59") (4.27 x 4.24)

A double bedroom with a window to the front elevation.

## **Bedroom Two**

12'7" (9'43") x 10'6" (9'18") MAX (3.84 x 3.20 MAX)

'L Shaped' single bedroom with a window to the front elevation.

## **Exterior**

To the front the property has on street parking, and to the rear there is a shared yard area.

## **Viewings**

By appointment only.

## **Directions**

From Brighouse Centre: take the Halifax Rd/A644 and then turn right onto Waterloo Rd. Turn left onto Lightcliffe Rd and the destination will be on the left.





## Road Map



## Hybrid Map



## Terrain Map

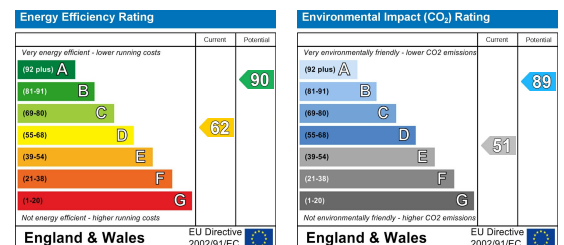


## Floor Plan

## 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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