

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 105 Bradford Road

Brighouse, HD6 4AD

£175,000



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**£175,000**



An ideal opportunity to purchase a spacious TWO BEDROOM SECOND FLOOR APPARTMENT within WALKING DISTANCE OF BRIGHOUSE TOWN CENTRE with BUS AND RAIL LINKS on hand, as well as SEVERAL SUPERMARKETS.

Ideal for first time buyers, growing families, or those looking to downsize, the property has a spacious layout with two double bedrooms and an open living and dining space with a Juliet balcony.

The property has lift and stairway access to the front door and also benefits from an allocated parking space in the secure car park to the rear.

Internally there is a spacious entrance hallway, leading to both bedrooms, the master bedroom having an en-suite, living room, kitchen and family bathroom.

Should you be considering the property for investment purposes, it can also be offered for sale with a long term sitting tenant making this an ideal turn key investment for any landlord.

To discover more please contact us to arrange your viewing.

## **Entrance Hallway**

A spacious entrance hallway providing access to onward rooms and with space for shoes and coats.

## **Living Room**

A large open living room overlooking the front of the property with a Juliet Balcony making the most of the second floor views over the surrounding landscape.

The living room provides a flexible space for seating and dining areas. Light and neutral decor.

## **Kitchen**

With built in cupboards and worksurfaces there is plenty of storage space on offer. There is an integrated oven and sink with space for a washing machine and fridge freezer.

## **Bedroom One**

A double bedroom overlooking the front of the property with access to the En-Suite.

## **En-Suite**

With shower, sink and w/c.

## **Bedroom Two**

A double bedroom overlooking the side of the property

## **Bathroom**

Part tiled with a bathtub, sink and w/c.

## **External**

The property is set back from the main road with secure parking accessed through a bollard to the side of the building. Ground floor communal access leads into the stairwell and lift area.

## **Directions**

For Satnav please use the postcode HD6 4AD

## **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.

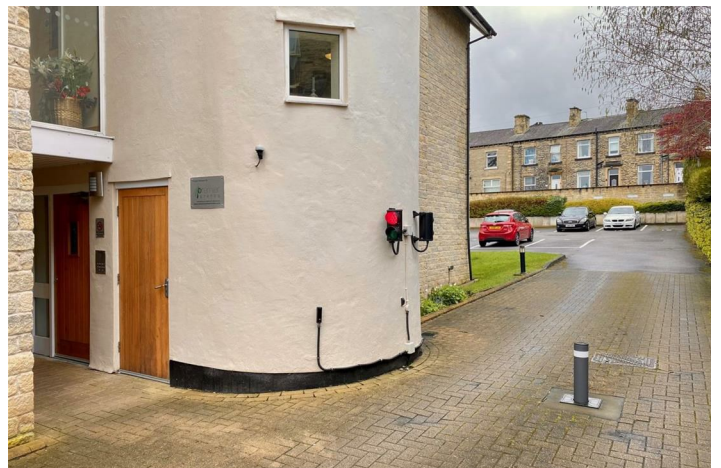
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you,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



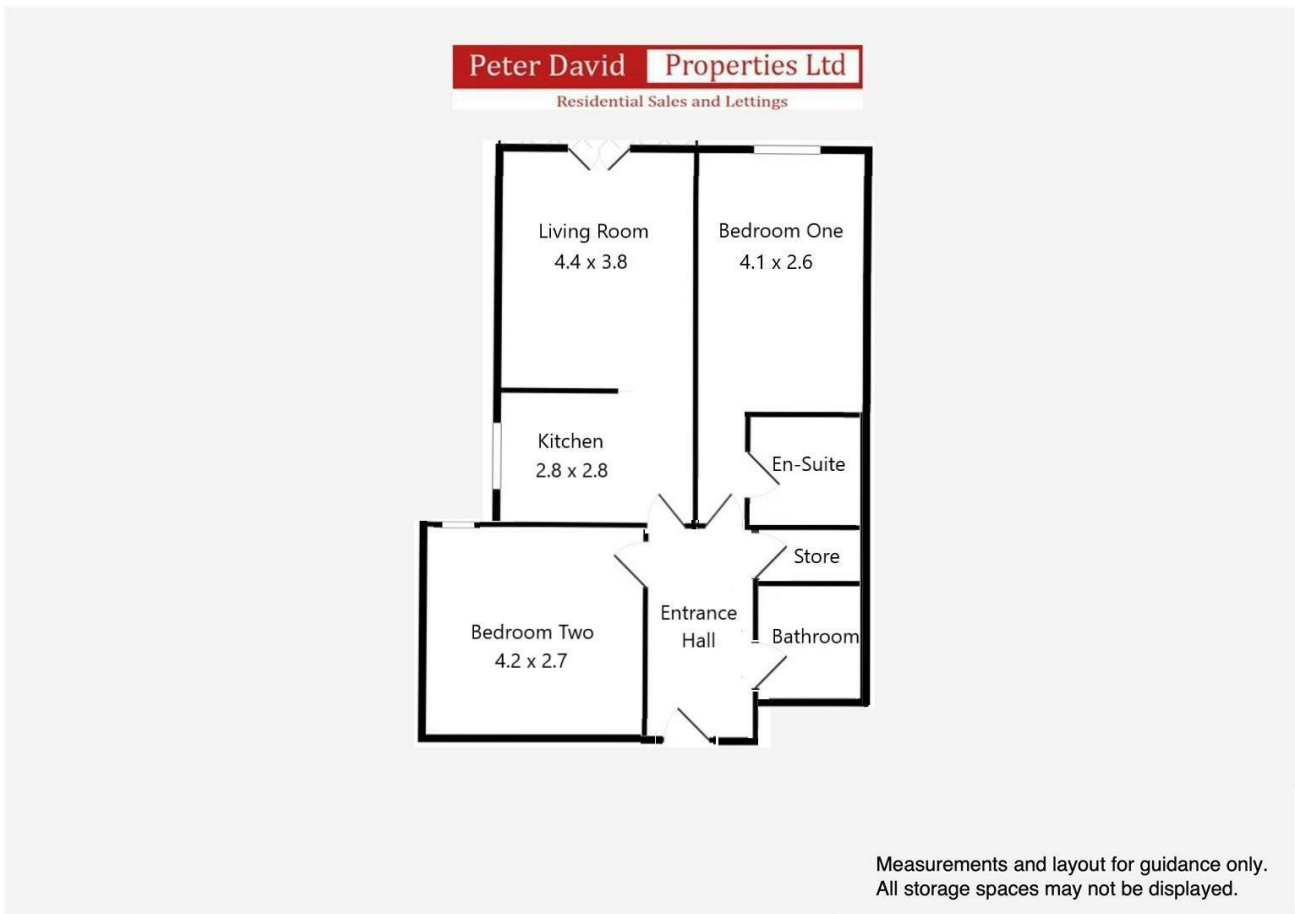
## Hybrid Map



## Terrain Map



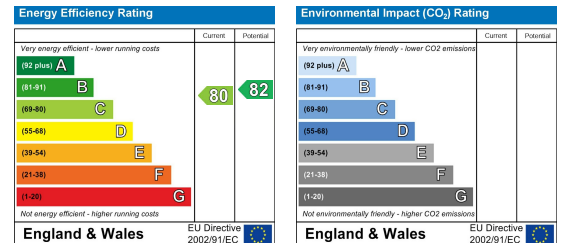
## Floor Plan



## 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.

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