

Peter David

Properties Ltd

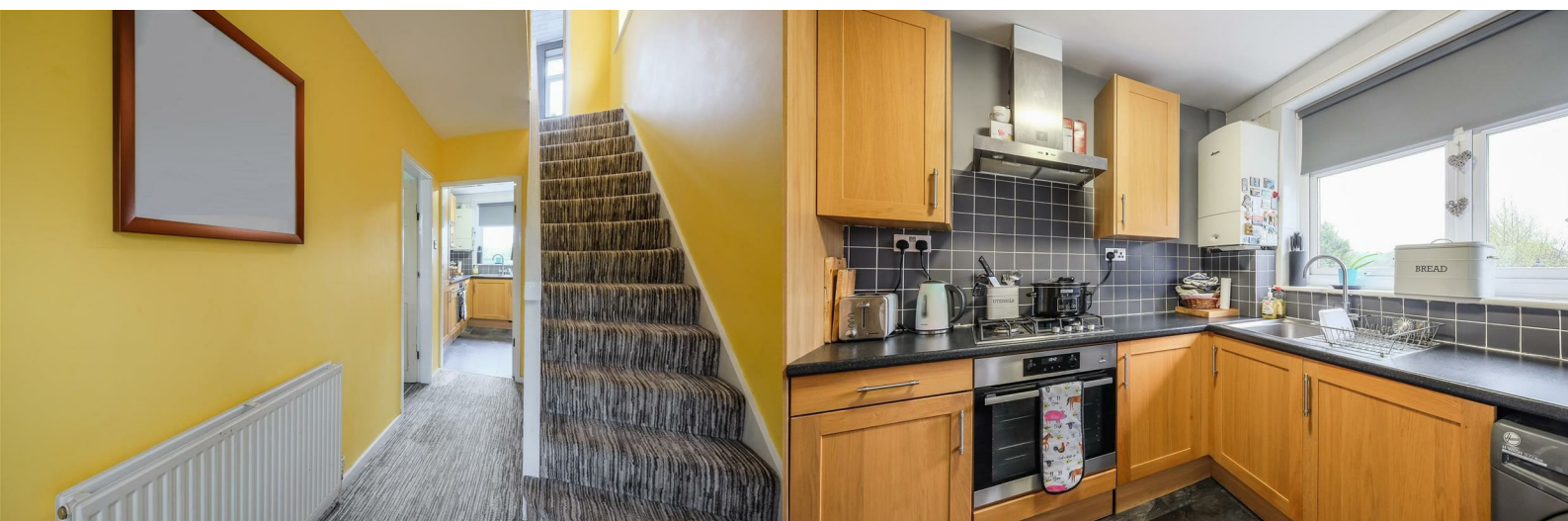
Residential Sales and Lettings



12 Bracken Avenue

Brighouse, HD6 2HS

£215,000



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A lovely THREE BEDROOM SEMI-DETACHED property which is close to the local shops, amenities and transport links of Brighouse. The property benefits from gardens to the front and rear with great views over the surrounding landscape. There is also a driveway to the side of the home proving off road parking whilst the garage provides additional storage space.

Internally there is a spacious hallway, open plan living/dining room, kitchen, three bedrooms and a family bathroom suite. The home is well presented and ideal for any growing family being close to local schools.

To discover more please contact us to arrange your viewing.

Entrance Hallway

A spacious Entrance Hallway providing access to the living room and kitchen.

Living Room

Overlooking the front of the property, the living room is a well sized space and open plan onto the dining room. There is a feature fireplace and a light green colour scheme.

Dining Room

Overlooking the rear garden, the dining room has patio doors providing access outside. The light green colour scheme is continued throughout.

Kitchen

With wooden units, grey worktops and tiled splashbacks. The kitchen overlooks the rear of the property and has a useful pantry, built in appliances including oven, hob and dishwasher.

Bedroom One

A double bedroom overlooking the front of the property with grey carpets and a light and neutral colour scheme.

Bedroom Two

A double bedroom overlooking the rear of the property with white walls and grey carpets. There is also a loft hatch with a drop down ladder providing loft access.

Bedroom Three

A single bedroom at the front of the home with a light pink colour scheme.

Bathroom

A stunning bathroom suite with light grey tiling, bathtub and shower, sink and w/c.

Garage

With electrical supply, ideal for storage.

External

There are gardens to the front and rear with a driveway to the side of the home. The rear garden is tiered with a patio and a lawn.

Directions

For Satnav please use the postcode HD6 2HS

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



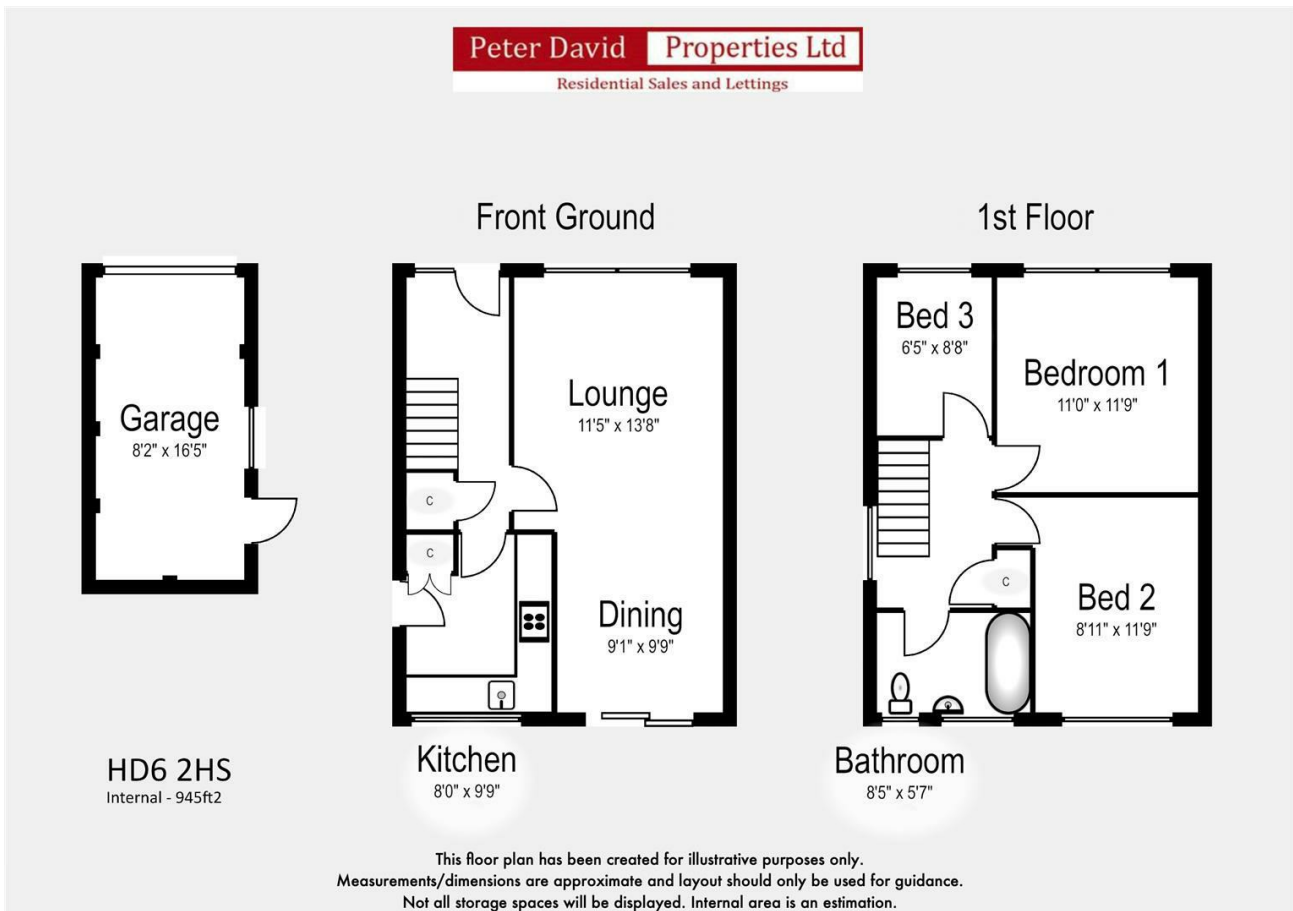
Hybrid Map



Terrain Map



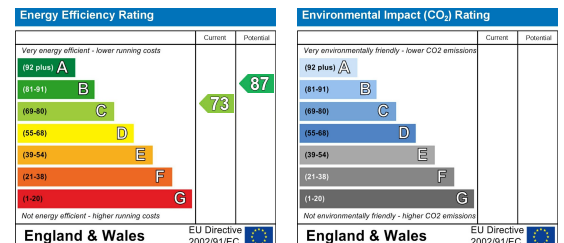
Floor Plan



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.