

Peter David

Properties Ltd

Residential Sales and Lettings



94a Laverock Lane

Brighouse, HD6 2NP

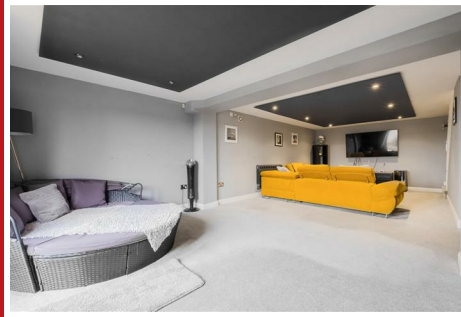
£400,000



94a Laverock Lane

Hove Edge, Brighthouse, HD6 2NP

£400,000



An impressive FOUR BEDROOM DETACHED HOME with ACCOMMODATION OVER FOUR FLOORS providing a SPACIOUS AND FLEXIBLE LIVING SPACE. The home is PERFECT FOR ANY GROWING FAMILY with two living areas with the lower ground floor being a dedicated snug/cinema room and the first floor having a more formal living and dining area with stunning views over the surrounding landscape.

There are two en-suites and the master bedroom also has it's own dressing room. The layout has been well thought out to cater for modern family life featuring underfloor heating and is located in a desirable neighbourhood within walking distance of good local schools.

There is a private garden to the rear of the home and a driveway providing ample off road parking. Finished to a high standard we expect a lot of interest so please contact us to arrange your viewing.

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

An entrance hallway leading from the front door to the three ground floor bedrooms and family bathroom

Living Room

On the first floor overlooking the rear of the property and open plan into the dining room, the living room has laminate flooring, ceiling spotlights and a Juliet Balcony making the most of the elevated views over the rear of the home.

Dining Room

With windows to the front and side aspects of the property, the dining room is open plan to the living room and the laminate floor and ceiling spotlights continue throughout.

Kitchen

The integral kitchen is on the first floor and has fitted appliances including an oven, dishwasher, and microwave with room for a large American style fridge freezer. A breakfast bar adds further practicality and cream units contrast well with dark wooden worksurfaces providing plenty of work surface and storage space.

Bedroom One

A large double bedroom on the second floor of the home with Velux windows, media wall, and access to the dressing room and en-suite.

En-Suite

The master bedroom En-Suite has white tiling throughout with a walk in shower, sink, w/c and velux window.

Bedroom Two

A large double bedroom on the ground floor with windows to the front and rear, fitted wardrobes and ceiling spotlights.

Bedroom Three

A double bedroom to the ground floor with access to its own en-suite with windows to the rear and side of the property and ceiling spotlights.

En-Suite

With white tiling throughout, shower, sink and w/c.

Bedroom Four

A single ground floor bedroom overlooking the front of the property.

Snug

On the lower ground floor and spanning the full length of the home this living space is ideal as a snug, informal living room or games room and has patio doors opening onto the garden. There is potential to partition the rearward section

to create a fifth bedroom and there is already built in storage and ceiling spotlights throughout.

Utility Room

A spacious utility which also functions as a second kitchen with worktops, sink and space for an oven.

External

With a driveway to the front and border plants on each side, the home is set back from the road. To the rear is a private garden space comprising of a patio and decked area.

Directions

For Satnav please use the postcode HD6 2NP

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

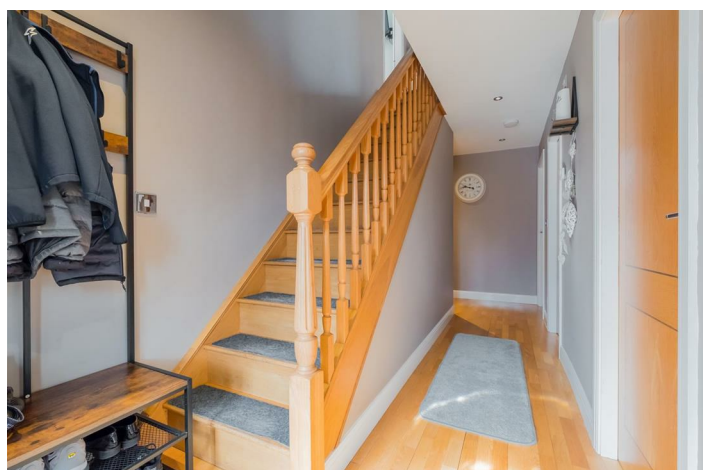
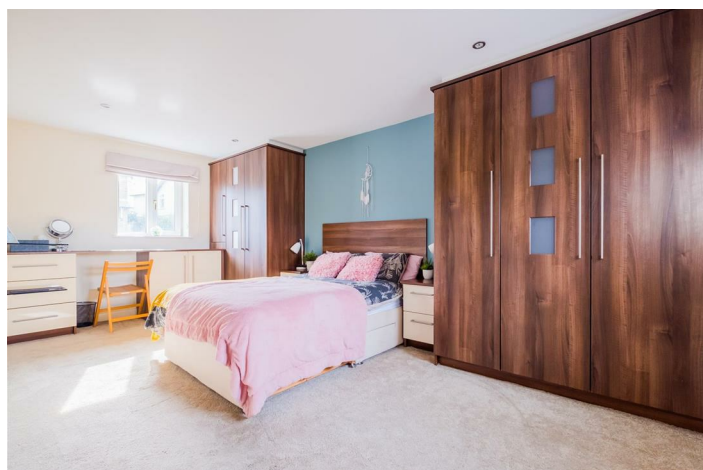
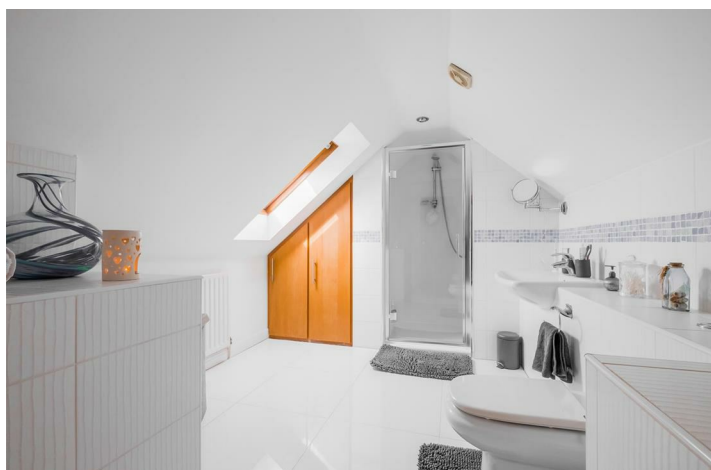
documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

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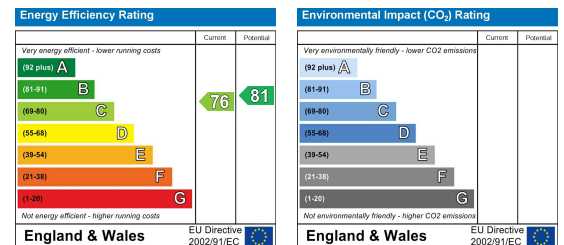


Measurements and layout for guidance only.
All storage spaces may not be displayed.

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.