

Peter David

Properties Ltd

Residential Sales and Lettings

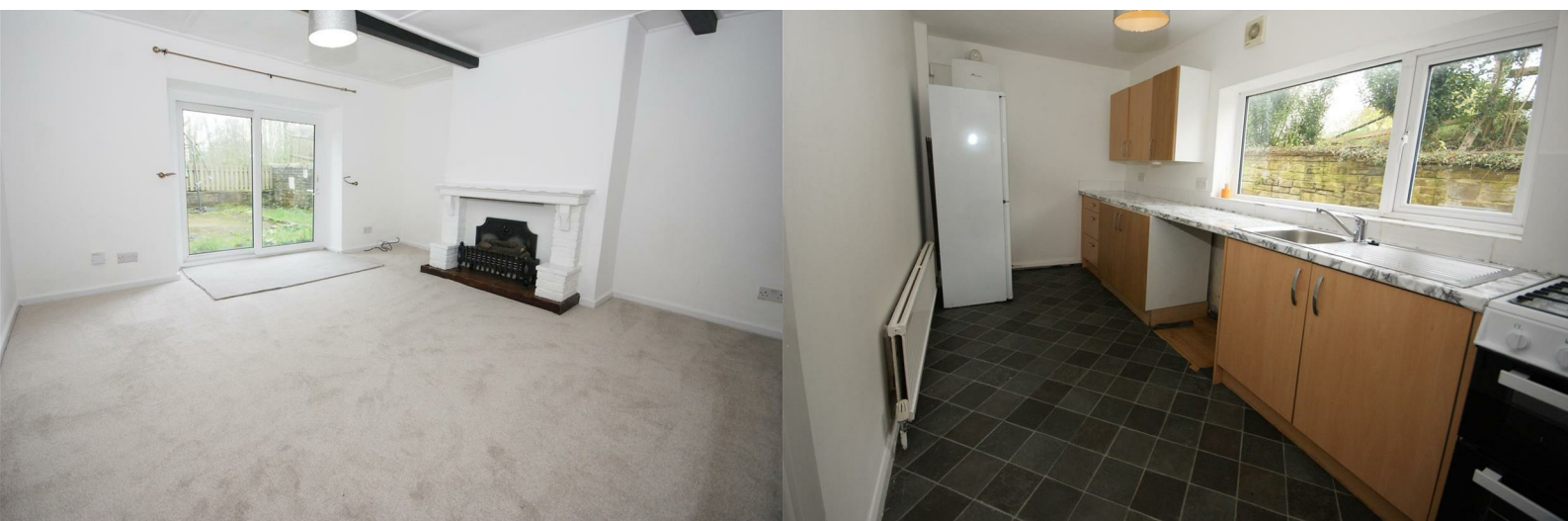


277 Halifax Road

Brighouse, HD6 2QE

Offers Over £175,000

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Hove Edge, Brighouse, HD6 2QE

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Available for sale with NO ONWARD CHAIN is this two bedroom detached property. Conveniently located on Halifax Road within walking distance of Brighouse town centre and all of the amenities found within, including the bus and train stations. The property is also on a bus route, is within easy reach of the M62 motorway network. Briefly comprising: entrance porch, kitchen, living room, cellar, landing, two bedrooms and a house bathroom. Externally the property benefits from off road parking, an enclosed garden and an outbuilding.

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

Entrance Porch

6'4" x 6'5" (1.93m x 1.96m)

Kitchen

14'6" x 6'9" (4.42m x 2.06m)

The kitchen has wall and base units, an inset stainless steel sink and drainer and has plenty of space for freestanding appliances. With a window to the side aspect.

Living Room

13'5" x 12'2" (4.09m x 3.71m)

A large living room with a feature fireplace and patio doors which lead out into the garden.

Cellar

Landing

Providing access to the first floor living accommodation.

Bedroom One

13'2" x 10'2" (4.01m x 3.10m)

A double bedroom with exposed beams and a window overlooking the garden.

Bedroom Two

13'4" x 5'4" (4.06m x 1.63m)

A large single bedroom with dual aspect windows to the side and rear.

Bathroom

8'9" x 6'9" (2.67m x 2.06m)

The partially tiled bathroom comprises: a bath with a shower over and shower screen, a pedestal sink and a WC. With an obscured window to the side elevation.

External

Externally the property benefits from a driveway and an enclosed garden with an outbuilding.

Outbuilding measurements 10'7" x 5'4"

The outbuilding has the potential to be converted to an office space.

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Directions

For Satnav please use the postcode HD6 2QE

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



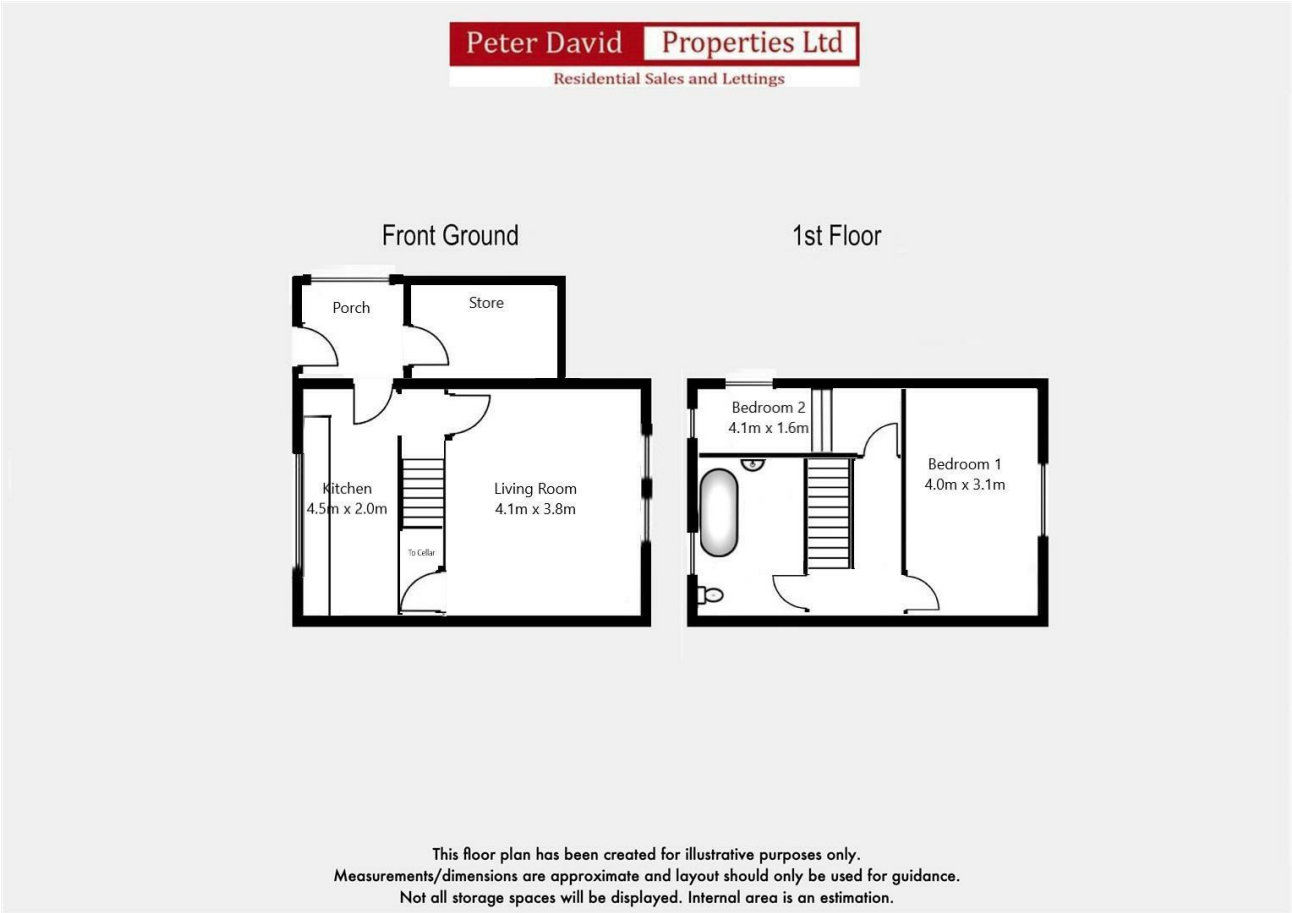
Hybrid Map



Terrain Map



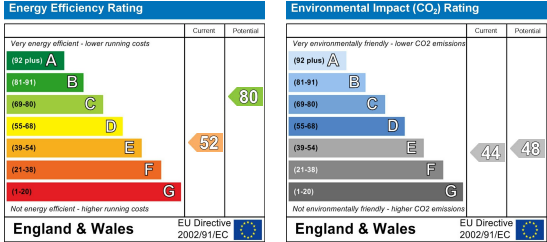
Floor Plan



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.