

# Peter David

# Properties Ltd

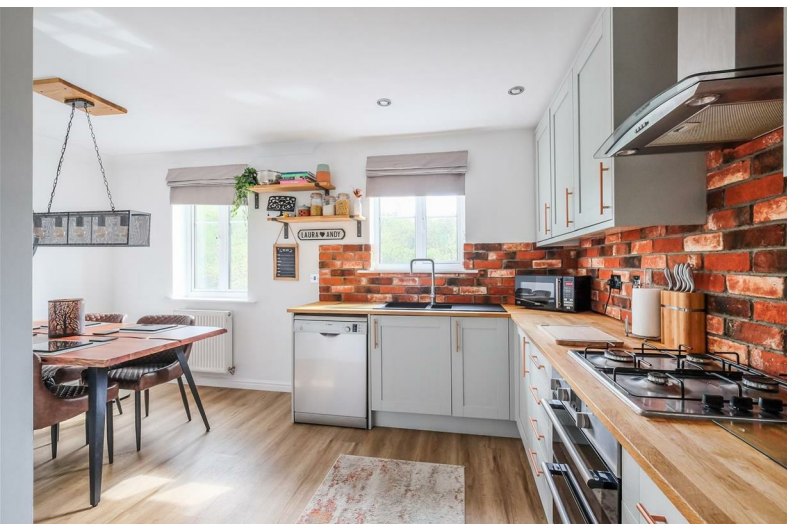
Residential Sales and Lettings



## 12 Farfield Rise

Brighouse, HD6 4FG

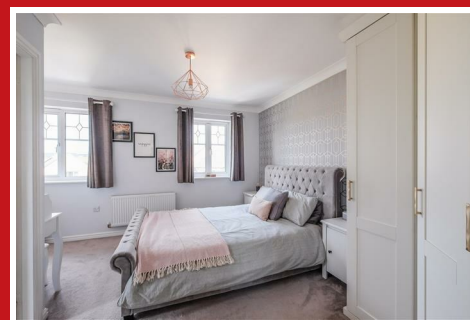
£250,000



# 12 Farfield Rise

Bailiff Bridge, Brighouse, HD6 4FG

**£250,000**



Located in the POPULAR AREA of Bailiff Bridge is this WELL-PRESENTED three bedroom family home. Set over three floors the property offers SPACIOUS & FLEXIBLE accommodation that is perfect for a growing family. The property briefly comprises: a ground floor WC, a utility room and the third bedroom (which could also be used as a home study), a living room and open plan kitchen diner to the first floor, two double bedrooms to the second floor (both of which have en-suites). Externally the front of the property benefits from a single INTEGRATED GARAGE with a DRIVEWAY for further parking. To the rear of the property is a GARDEN with decking and space for a lawn. The property is minutes from the M62 network, ideal for those commuting to nearby business districts. It's also close to the amenities of Bailiff Bridge and a few minutes from Brighouse town centre. Viewings are highly recommended!

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

## Entrance Hall

17'11" x 3'0" (5.46 x 0.91)

Laminate flooring and alarm panel. With built in storage cupboard and access to an integral garage.

## Shower Room

7'0" x 2'9" (2.13 x 0.84)

Three piece shower room comprising: shower, a WC and a hand basin. With lino flooring and extractor fan. Window to the side elevation.

## Utility Room

7'8" x 6'2" (2.34 x 1.88)

Modern utility room with matching wall and base

units. Space and plumbing for washing machine, astracast sink and drainer. The boiler is located in the utility room. With laminate flooring and external door accessing the rear of the property.

## Bedroom Three

8'8" x 7'8" (2.64 x 2.34)

A good sized single bedroom with a window to the rear aspect.

## Landing

6'6" x 3'3" (1.98 x 0.99)

## Living Room

13'10" x 15'5" (4.22 x 4.70)

A well-presented living room featuring a modern electric fire with a granite back and hearth. Window and French doors opening onto the Juliet balcony to the front of the property - allowing lots of natural light.

## Kitchen Diner

15'5" x 12'10" (4.70 x 3.91)

Spacious 'L' shaped kitchen diner with matching wall and base units. Benefiting from an integrated electric oven with a gas hob, space for a fridge, an astracast sink and drainer and tiled splash back. Window to the rear of the property and laminate flooring to kitchen area.

## Landing

5'11" x 3'0" (1.80 x 0.91)

## Master Bedroom

13'4" x 12'6" (4.06 x 3.81)

Bright and modern master bedroom. Benefiting from built in wardrobes with lots of storage space and two windows to the front of the property.

### En-suite Bathroom

6'0" x 6'1" (1.83 x 1.85)

White three piece bathroom suite comprising; bath with overhead shower, WC and hand basin. Window to the side of the property and lino flooring.

### Bedroom Two

13'5" x 9'10" (4.09 x 3.00)

Well presented double bedroom. Benefitting from two windows to the rear of the property

### Ensuite Shower Room

6'0" x 5'0" (1.83 x 1.52)

White three piece suite comprising; a shower, a WC and a hand basin. Window to the side of the property and useful storage cupboard.

### External

To the rear of the property an enclosed tiered garden boasting an Indian stone flagged area and a decking area. To the front of the property an integrated garage with driveway for further parking and outside storage cupboard.

### Viewing

By appointment only please contact Peter David Properties Brighouse.

### Mortgage Advice

Why not see our mortgage advisor for a FREE advice appointment. We will look at the whole of the market to find the best deal for you. Whether you want to know how much you can borrow or the monthly payments we are here to help. At Peter David, we are here to give that personal service with the right expertise to make the buying process hassle free. For an appointment please call any of our offices to arrange a visit.

### Directions

Follow Commercial St, King St and Lawson Rd to Huddersfield Rd/A641

Continue on Bradford Rd/A641 to Beechwood Park

Continue on Beechwood Park. Drive to Fairfield Rise



## Road Map



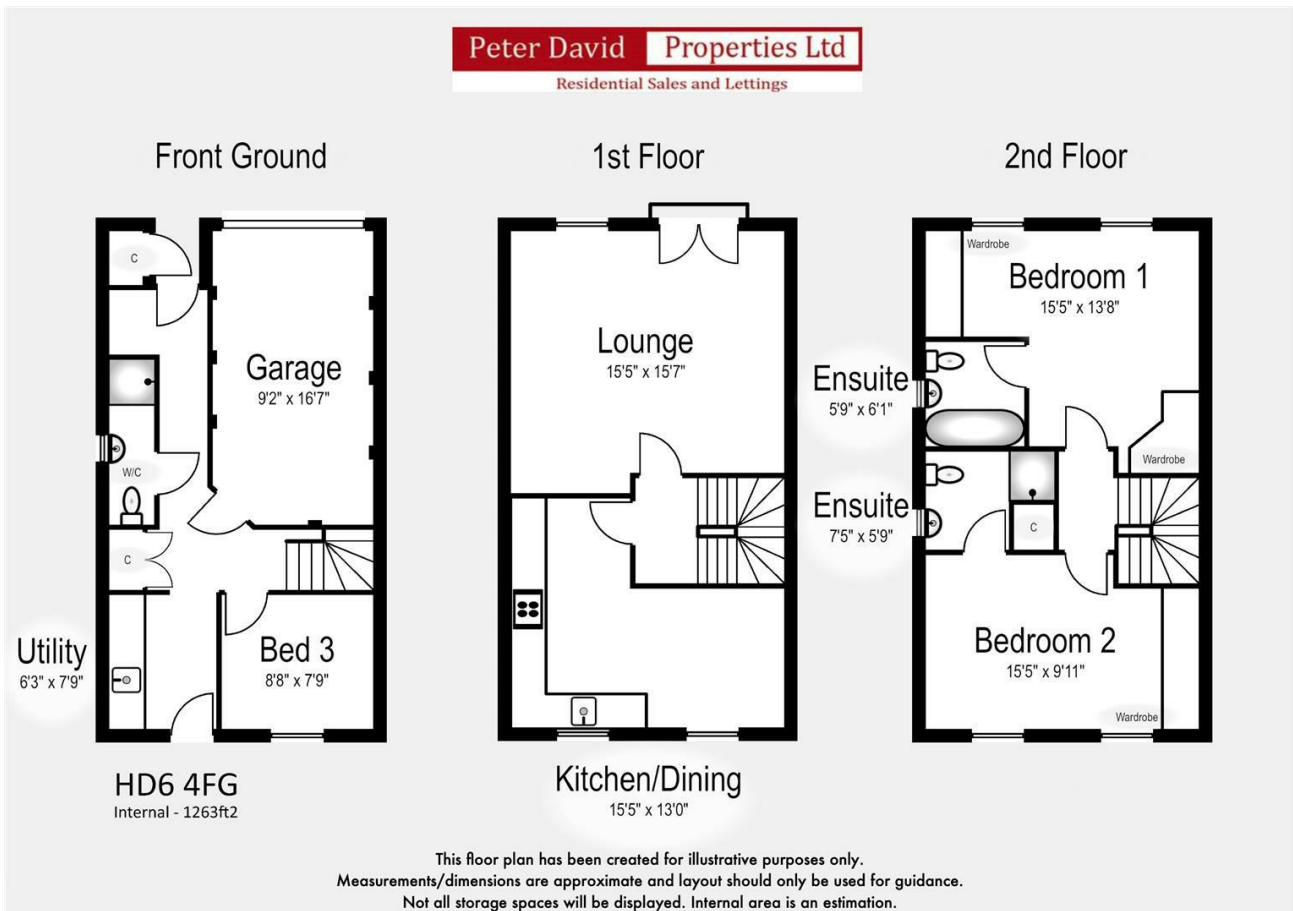
## Hybrid Map



## Terrain Map



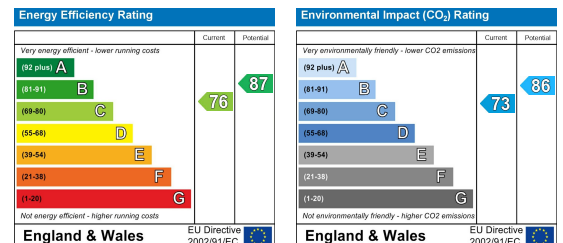
## Floor Plan



## 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.