

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 1 Vine Grove

Brighouse, HD6 4JU

Offers In The Region Of £400,000



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Welcome to this charming detached bungalow located in the sought-after area of Vine Grove, Clifton, Brighouse. This delightful house built in the 1970's has some lovely character features and a spacious layout providing a flexible living space. The home boasts two reception rooms, with the living room overlooking a landscaped garden and pond, providing a space perfect for entertaining guests or simply relaxing with your loved ones.

With four bedrooms, there is ample space for the whole family to enjoy and the conservatory and balcony provide stunning views over the surrounding landscape. There is a large double garage providing ample parking and the potential for an annexe subject to planning permission.

The property features a newly fitted bathroom suite with walk in shower and the landscaped garden adds a touch of tranquillity to the outdoor space. A private outdoor balcony allows for outdoor relaxation.

This unique and spacious property is a rare find in the area, combining practicality with charm. Don't miss the opportunity to make this house your home and enjoy the best of what Clifton has to offer.

\*\*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

The entrance hallway is accessed from the front of the property up a stone stairway and has exposed stonework, space to hang coats and leads into the main home and conservatory.

## W/C

A w/c and sink accessed from the entrance hall with wooden panelling.

## Living Room

Overlooking the front of the property with exposed brick feature walls, light colour scheme, the living room is a spacious, light and airy room which set in a sunken level

down steps from the rest of the accommodation and open plan to the dining room. The large double glazed window overlooks the front garden and pond and an open gas fire provides a focal point.

## Dining Room

Overlooking the rear of the property the dining room is open plan to the living room and leads onto the kitchen.

## Kitchen

With ample worksurface and storage space, the kitchen has floor and wall mounted cupboards and a breakfast bar. With inbuilt appliances including a double oven and hob.

## Utility Room

Providing further practical space with worksurface space and room for a washing machine / drier, the utility also has a sink and houses a new boiler which powers the gas central heating and gas boiler.

## Conservatory

A large conservatory overlooking the surrounding landscape with a south facing aspect. This room acts as a perfect sun trap.

## Shower room

A recently fitted shower room with walk in shower, grey tiling and ceiling spotlights. There is a sink, w/c and bidet.

## Bedroom One

A double bedroom overlooking the front of the property with full length fitted wardrobes.

## Bedroom Two

A double bedroom overlooking the rear of the property with fitted wardrobes.

## Bedroom Three

A double bedroom overlooking the front of the property currently used as a home office space.

## Bedroom Four

A single bedroom overlooking the rear of the property with built in storage space.

## Garage

A large double garage underneath the property accessed via two electric up and over doors and a side door. The garage space is larger than most double garages providing parking and a workshop space as well as potential for further development.

## External

The home is set within lovely mature and landscaped gardens. To the front is a double driveway. Steps lead upto the property and onto the patio and pond. Surrounded by mature border plants. To the side of the property is a balcony accessed from the conservatory. The rear garden has a lawn and greenhouse and steps leading upto the utility room.

## Directions

For Satnav please use the postcode HD6 4JU

## 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



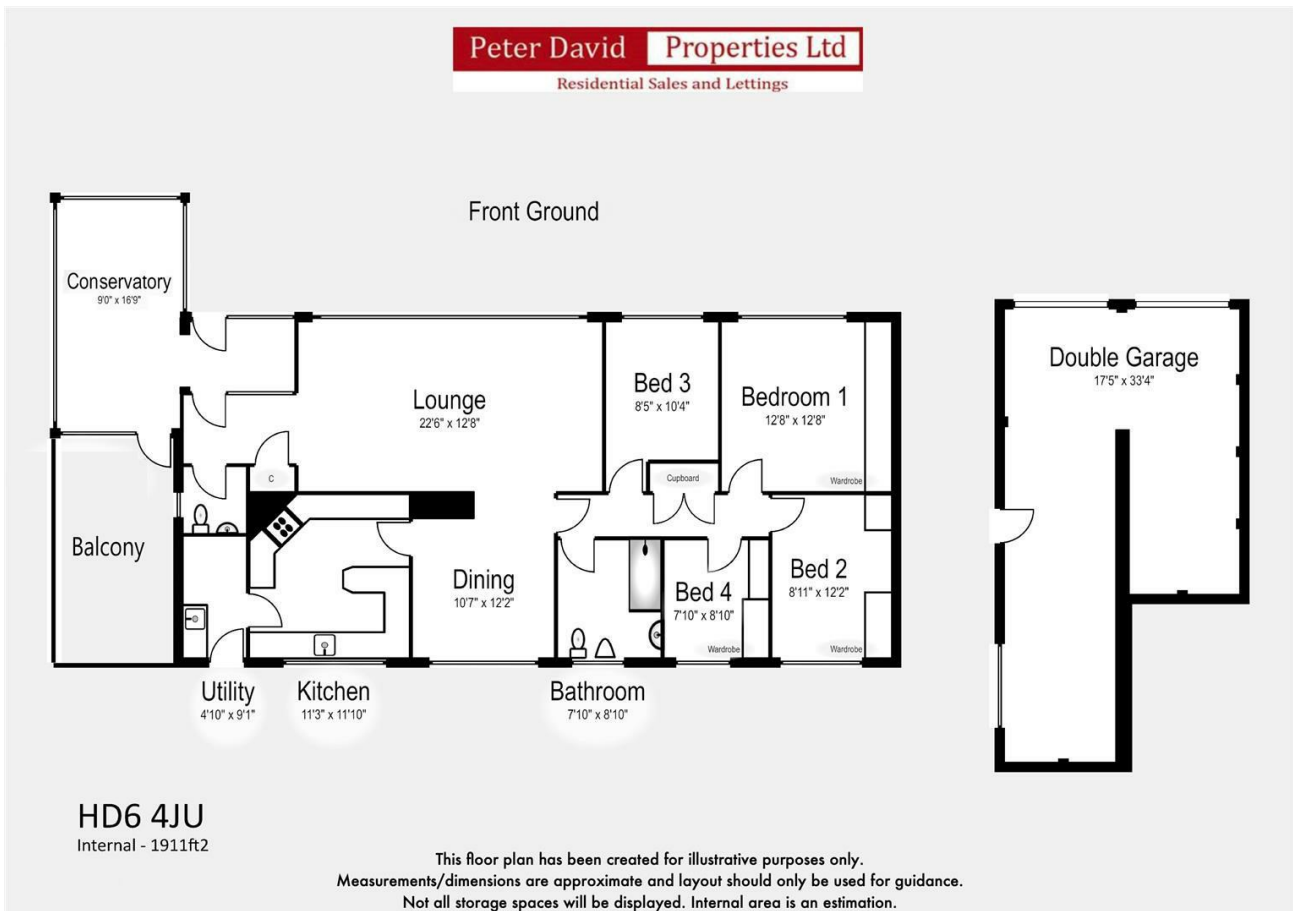
## Hybrid Map



## Terrain Map



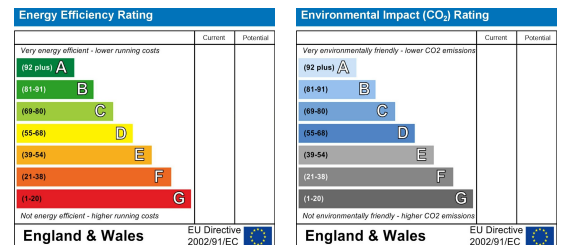
## Floor Plan



## 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



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