

Peter David

Properties Ltd

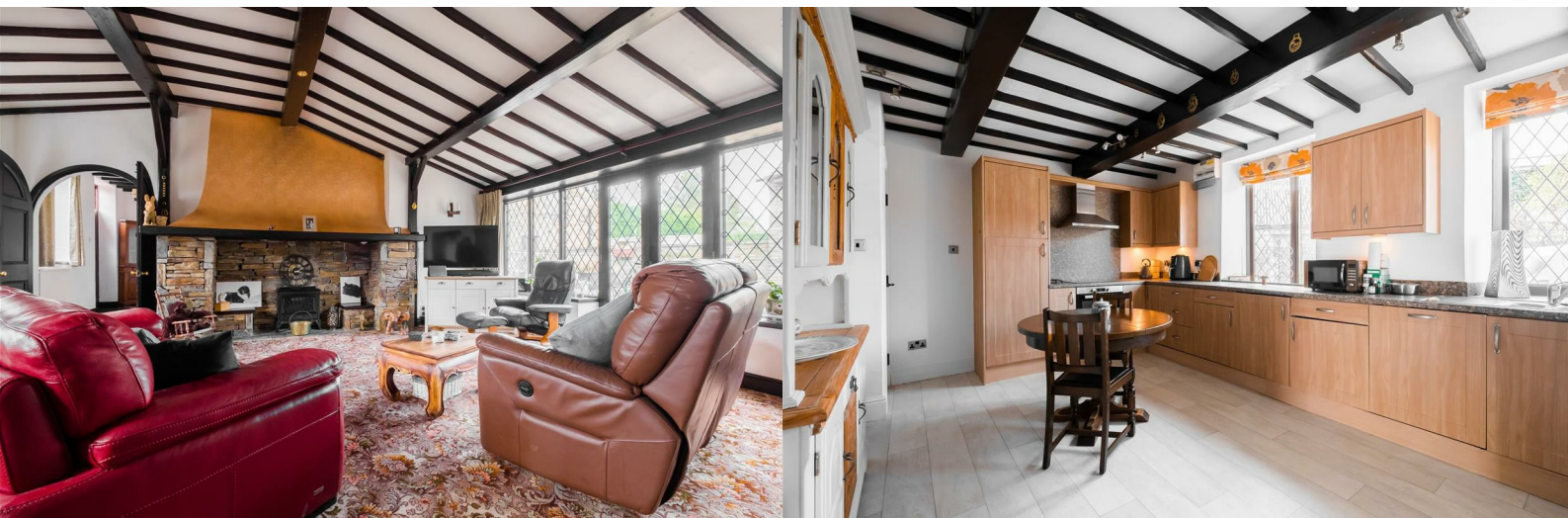
Residential Sales and Lettings



18 Old Farm Way

Brighouse, HD6 2HF

Offers Over £400,000



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Lightcliffe, Brighouse, HD6 2HF

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Welcome to 18, Old Farm Way, a charming house which is tucked away in a serene area of Brighouse, Calderdale. This delightful and spacious character home with three bedrooms is perfect for a growing family or those who love to have guests over.

The house features not just one, but two bathrooms, ensuring convenience and comfort. With a quirky and practical layout, this home offers a unique living experience that is both functional and stylish.

One of the highlights of this property is the stunning views it offers over the surrounding fields and gardens. Imagine waking up to the beauty of nature right outside your window, providing a sense of tranquillity that is hard to come by.

Situated in a quiet location, this house provides a peaceful retreat from the hustle and bustle of everyday life. There is plenty of off road parking available too.

The home also comes with planning permission was granted in July 2023 to extend the first floor over the ground floor footprint to provide an additional two bedrooms and an en-suite as detailed in the floorplans.

Internal accommodation briefly comprises an entrance hallway, living room, kitchen diner, ground floor bedroom and bathroom, two first floor bedrooms with the master bedroom having a Juliet balcony and a second bathroom.

To discover more, please contact us to arrange your viewing today.

Entrance Hallway

A spacious entrance hallway leading into the living room, bathroom and ground floor bedroom.

Living Room

A spacious living room with windows to the front and rear allowing plenty of natural light. An oversized feature fireplace provides the focal point, wooden beams to the ceiling and French doors opening onto the rear courtyard.

Kitchen Diner

Overlooking the front of the property the kitchen has ample workspace and storage space with light wooden wall and base units. The wooden beams continue from the living room and ceiling spotlights brighten the room.

Ground Floor Bedroom

A large double bedroom with windows to the front and rear. There is built in storage space and a doorway directly to the bathroom.

Ground Floor Bathroom

With a walk in shower, w/c and oversized sink with built in storage. grey tiling and ceiling spotlights.

Master Bedroom

With Velux windows to the front and rear and a Juliet balcony to the front of the home, overlooking the gardens and fields beyond. A white colour scheme and grey laminate flooring.

Bedroom Three

A double bedroom with white walls, grey carpets, built in wardrobes and high ceilings with wooden beams.

First Floor Bathroom

A bath tub with over bath shower, w/c, sink and vanity unit as well as a heated towel rail. The family bathroom is tastefully tiled throughout.

External

The property has a driveway to the front heading around the side and to the rear. There are mature gardens to the

front of the home with a lawned area percolated with bushes and shrubs and leading up to the fields beyond. To the rear is a courtyard providing a low maintenance area in which to sit and enjoy sunny days in privacy.

Directions

For Satnav please use the postcode HD6 2HF

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



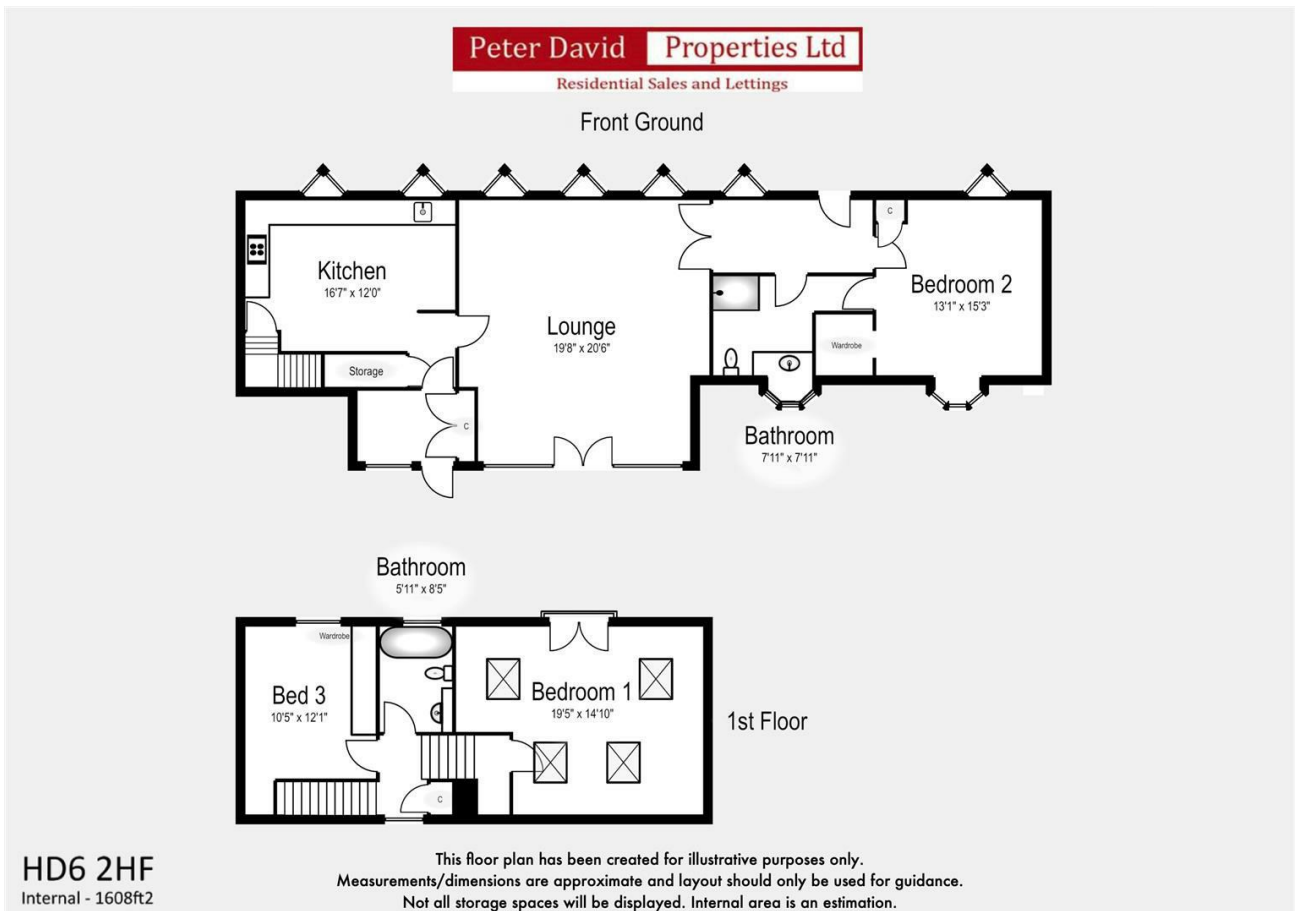
Hybrid Map



Terrain Map



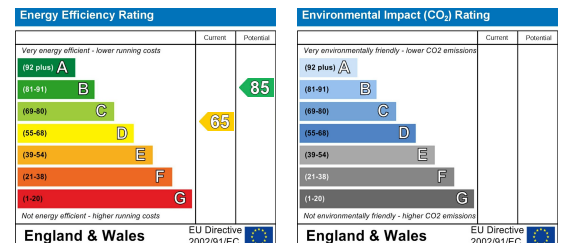
Floor Plan



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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