

Peter David

Properties Ltd

Residential Sales and Lettings



13 Highfield Avenue

Brighouse, HD6 4EB

£950 PCM



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Available on the open market is this two bedroom terraced property in the popular residential area of Bailiff Bridge. Located within walking distance of local amenities and within easy reach of Brighouse town centre and the M62 motorway network. Recently modernized to a high standard the property benefits from gas central heating and briefly comprises: a living room, a kitchen, a double bedroom, a single bedroom and a house bathroom. Externally the property benefits from a garden to the front and rear.

Living Room

A spacious living room with a gas fire with a marble surround and wooden mantle. With a bay window to the front aspect.

Kitchen

The kitchen diner currently has wall units, a worktop, an inset stainless steel sink and drainer, space for an oven, space and plumbing for a washing machine and a useful storage cupboard. There is a window and an external door to the rear aspect.

Landing

Providing access to the first floor accommodation.

Bedroom One

A large double bedroom with a window to the front elevation.

Bedroom Two

A single bedroom with a window to the rear elevation.

Bathroom

The bathroom comprises: a bath, a hand basin and a WC. The bathroom houses the water tank and has

storage above. There is a window to the rear elevation.

External

Externally the property benefits from a garden to the front and the rear. The front garden is lawned with paving stones and the rear garden has a flagged patio area.

Viewings

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

Directions

For Satnav please use the postcode HD6 4EB

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



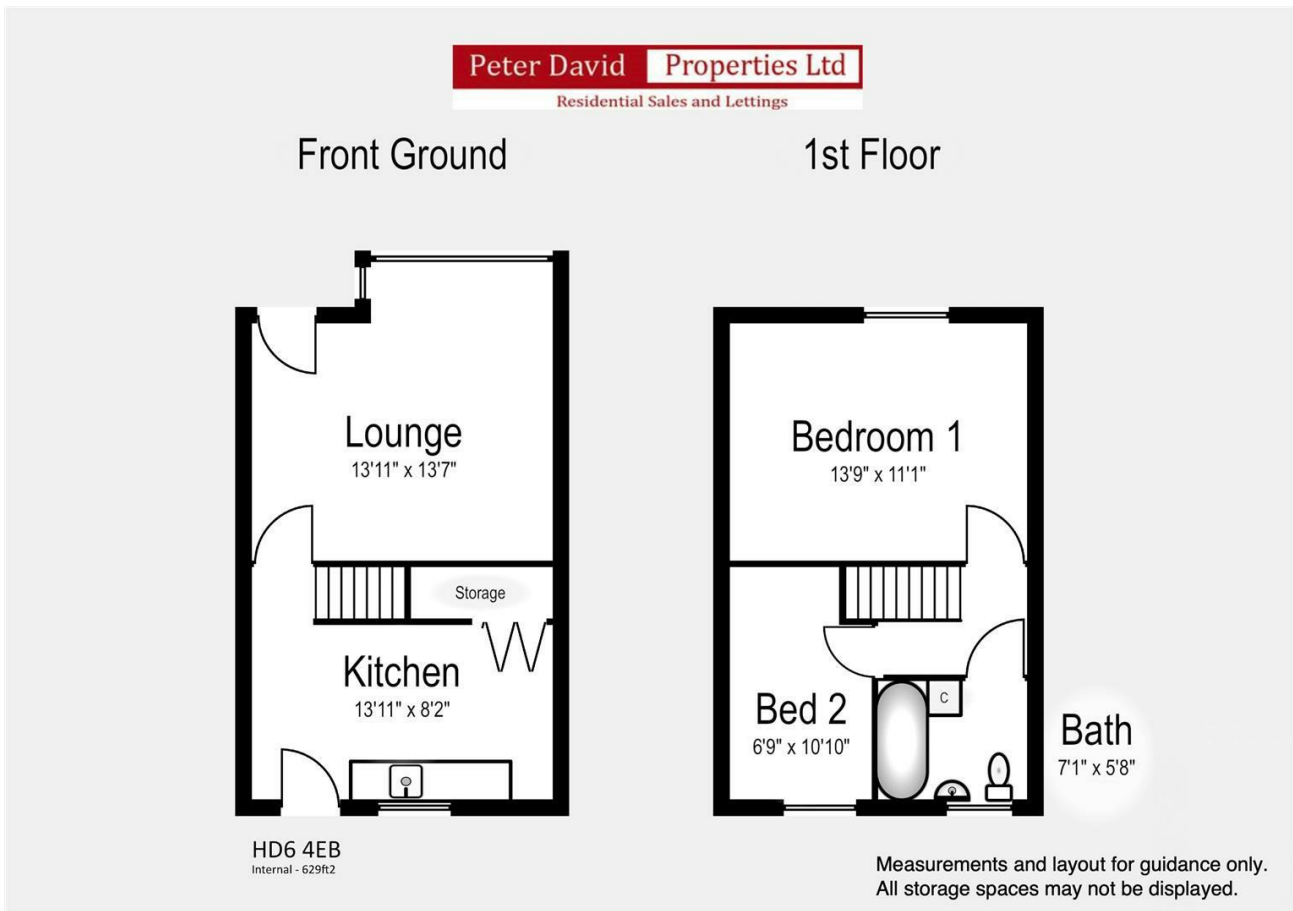
Hybrid Map



Terrain Map



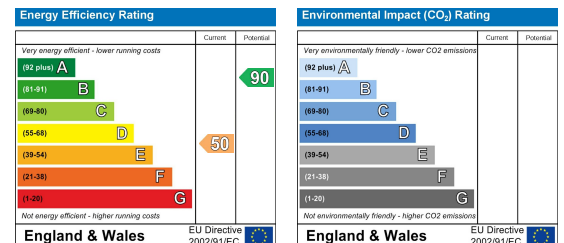
Floor Plan



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.