

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 54 Marion Street

Brighouse, HD6 2BJ

£115,000



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Brighthouse, Brighthouse, HD6 2BJ

**£115,000**



A perfect opportunity to purchase this TWO BEDROOM TERRACE home in Marion St, Brighthouse. With two double bedrooms, the home offers a good amount of living space. The property is well presented throughout and is located within easy reach of local amenities, supermarkets, schools and transport links.

The property has a living room and a separate kitchen as well as a cellar space. There is also a front garden patio which offers a lovely outdoor space where you can relax and unwind after a long day.

Whether you're looking to settle down or invest in a property with great potential, this two-bedroom terrace is a fantastic opportunity not to be missed. Please contact us to discover more and book your viewing.

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

## Living Room

13'5" x 10'2" (4.1m x 3.1m)

The living room overlooks the front of the property. An electric fire with brick surround provides the focal point. The walls are painted light and warm tones with a feature wallpaper wall.

## Kitchen

17'0" x 4'3" (5.2m x 1.3m)

With base and wall units along one side, a window overlooking the front and side of the property, stainless steel sink and drainer, oven and hob and black tiled splashbacks.

## Cellar

Accessed from the kitchen, ideal for storage space.

## Bedroom One

13'9" x 8'10" (4.2m x 2.7m)

A double bedroom overlooking the front of the property with laminate floors, tastefully finished dark walls and a white ceiling.

## Bedroom Two

16'8" x 6'6" (5.1m x 2.0m)

A double bedroom overlooking the front of the home with wallpaper, grey carpets and a cupboard for the boiler.

## Bathroom

White walls and black tiling, a bath tub, over bath shower, sink and W/C

## External

To the front of the property is a paved garden patio with fencing surrounding it.

## Directions

For Satnav please use the postcode HD62BJ

## 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.

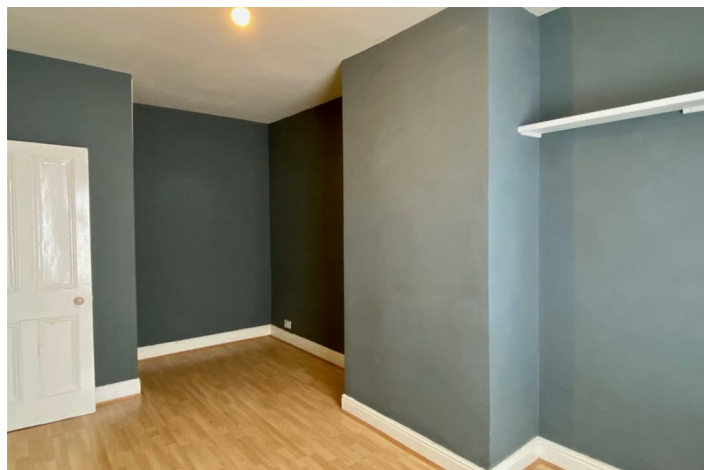
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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

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Front Ground

HD6 2BJ

Lower Ground

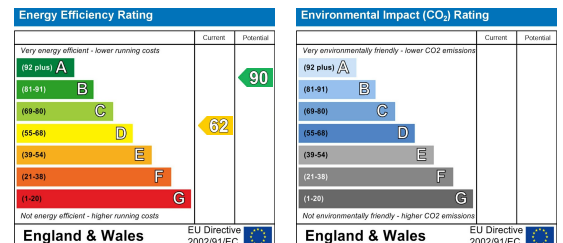
1st Floor

Measurements and layout for guidance only.  
All storage spaces may not be displayed.

## 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.