

Peter David

Properties Ltd

Residential Sales and Lettings



22 Highmoor Lane

Brighouse, HD6 4JB

£199,950



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Welcome to Highmoor Lane, Brighouse - a charming property full of potential. This house boasts two spacious double bedrooms, perfect for a growing family or first-time buyers looking to settle down in a sought-after location.

Situated in Clifton, this property offers far reaching views over the surrounding landscape. The addition of a conservatory allows you to enjoy the garden in all seasons and provides additional living space, making it a perfect spot to relax and unwind.

Convenience is key with off-road parking available for one vehicle, ensuring you never have to worry about finding a parking space. The added security of an electric gate provides peace of mind.

Whether you are looking for a family home or an investment opportunity, this property ticks all the boxes. Don't miss out on the chance to make this house your home - book a viewing today!

Internal accommodation comprises a living room, dining room, kitchen, conservatory, two double bedrooms and a shower room.

Living Room

A spacious living room overlooking the front of the property with a feature fireplace, white and magnolia colour scheme and a wall mounted radiator under the window.

Dining Room

Overlooking the rear of the property and providing access to the conservatory through patio doors. The room has a feature fireplace and decorative wallpaper.

Kitchen

Cream wall and base units, worktops extend to include a breakfast bar. There is a stainless steel sink and drainer, space for washing machine and oven as well as a door providing external access to the side of the property.

Conservatory

Overlooking the rear garden with laminate flooring and patio doors opening onto the rear garden.

Bedroom One

A double bedroom to the front of the property with blue carpets and fitted wardrobes.

Bedroom Two

A double bedroom to the rear of the home with green carpets.

Shower Room

With a walk in shower, sink and w/c as well as a storage cupboard.

External

The property is set back from the road in an elevated position behind a front garden. Stone steps lead up to the garden from the road alongside border plants and a gravel front garden space. To the rear of the home is a driveway behind an electric gate and covered by a car-port. A gravel patio area provides an ideal sun trap.

Directions

For Satnav please use the postcode HD6 4JB

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



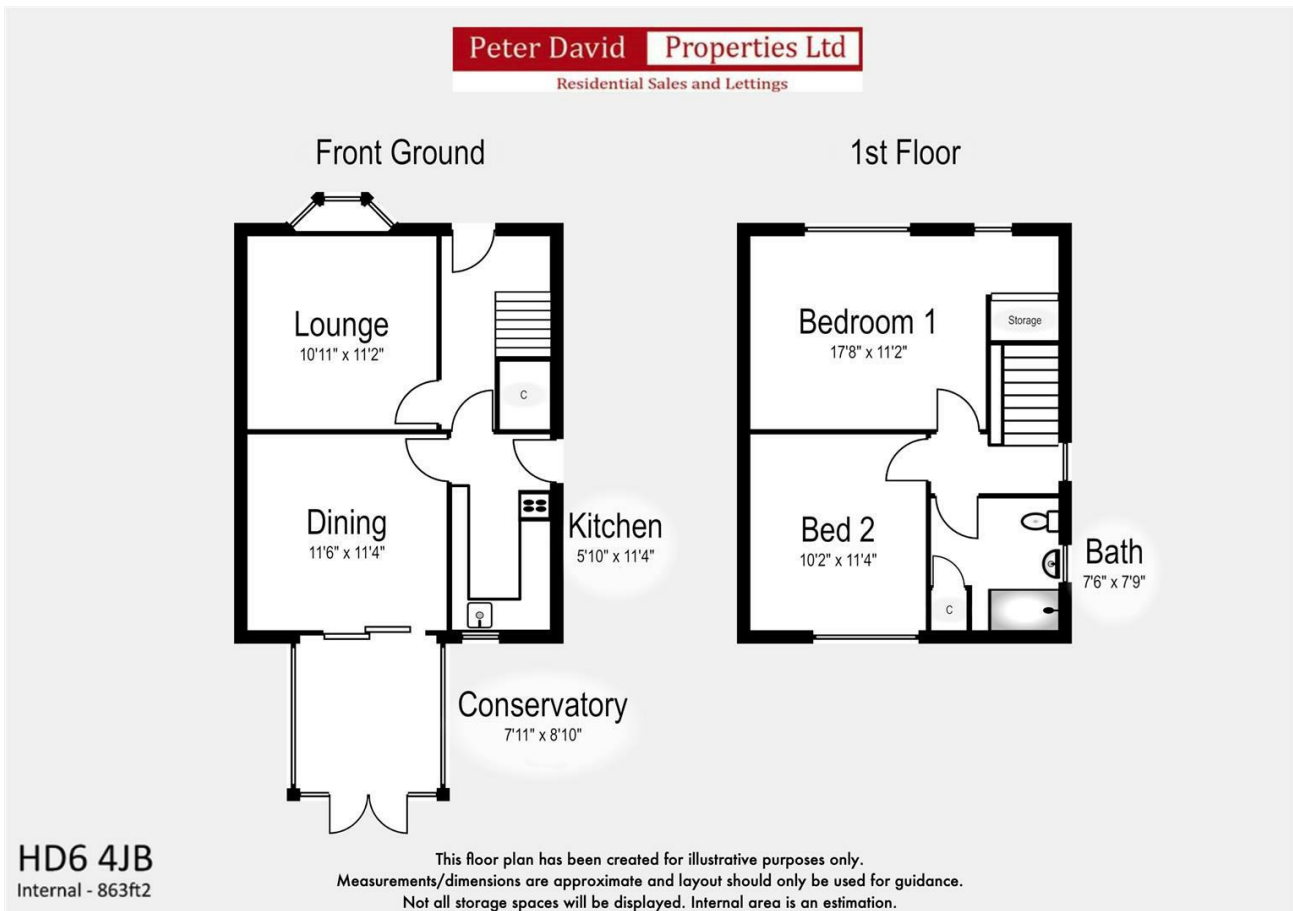
Hybrid Map



Terrain Map



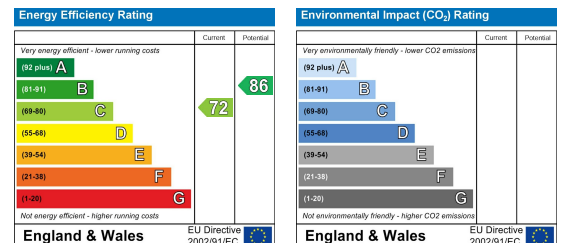
Floor Plan



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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