

# Peter David

# Properties Ltd

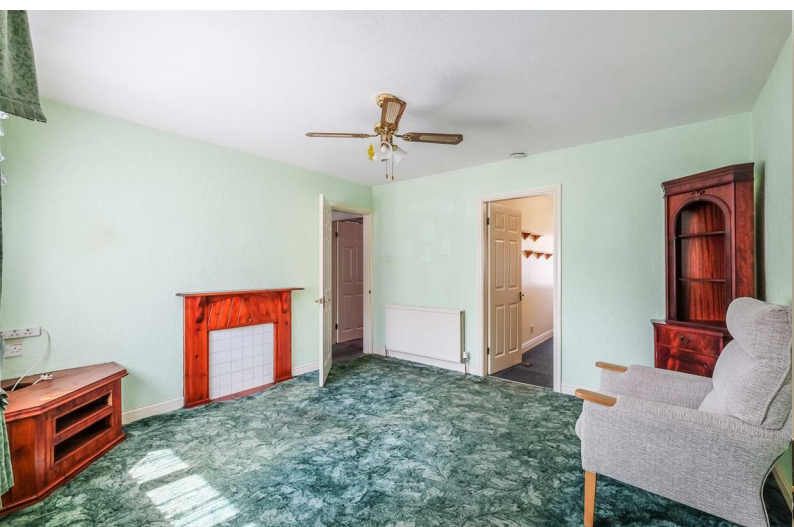
Residential Sales and Lettings



## 2 Elmwood Street

Brighouse, HD6 4BJ

£165,000





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Welcome to Elmwood Street, Brighouse - a charming location for this delightful bungalow! Likely to be popular, the property is in need of some modernisation, however, does benefit from gas central heating throughout which has been serviced regularly, double glazing and is ready to be made a home. Nestled in the heart of Brighouse, just minutes from the town centre and the amenities within, this bungalow offers a wonderful opportunity for those seeking to downsize. There is plenty of parking available to the front of the home. Internally comprising: a kitchen, a living room, a shower room and a bedroom. There is an easy-to-maintain garden to the rear, offering the perfect space to relax. Don't miss out on the chance to make this bungalow your own - a true gem in Brighouse. Book your viewing today!

## Entrance Porch

From the front of the property there is a useful entrance porch that provides access to the lounge.

## Lounge

A spacious reception room with a window to the front aspect.

## Kitchen

A good-sized kitchen with a door providing rear external access. Featuring wall and base units, space for free-standing appliances and an inset stainless steel sink and drainer.

## Bedroom

A double bedroom with fitted wardrobes and a window to the rear aspect.

## Bathroom

There is a three piece suite, comprising: a WC, a hand basin and walk in shower cubicle with folding seat. Window to the front aspect and useful airing/ storage cupboard adjacent to the bathroom.

## Exterior

The property is located in a quiet residential location and there is a private car park to the front of the property with ample parking space for a number of vehicles. To the rear of the property there is an easy-to-maintain paved garden.

## Viewings

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

## Directions

For Satnav please use the postcode HD6 4BJ

## 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.

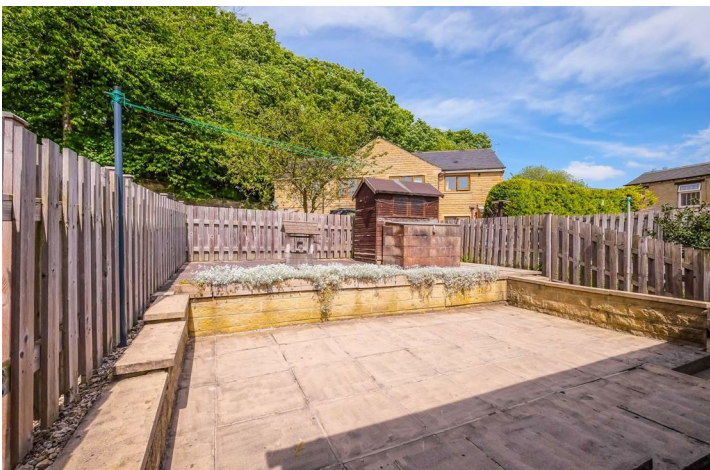
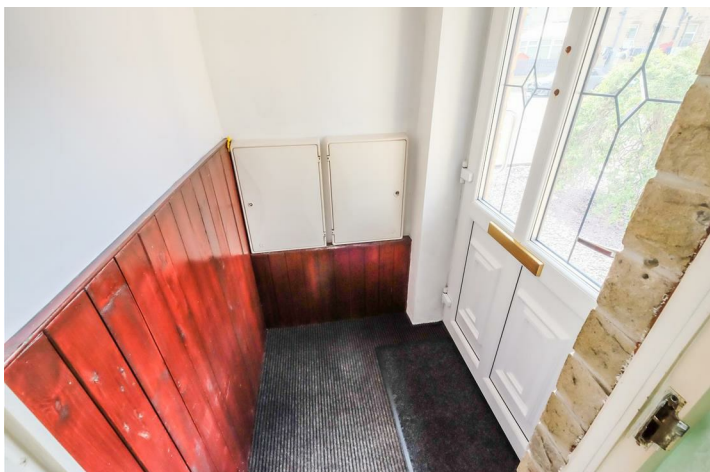
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if

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



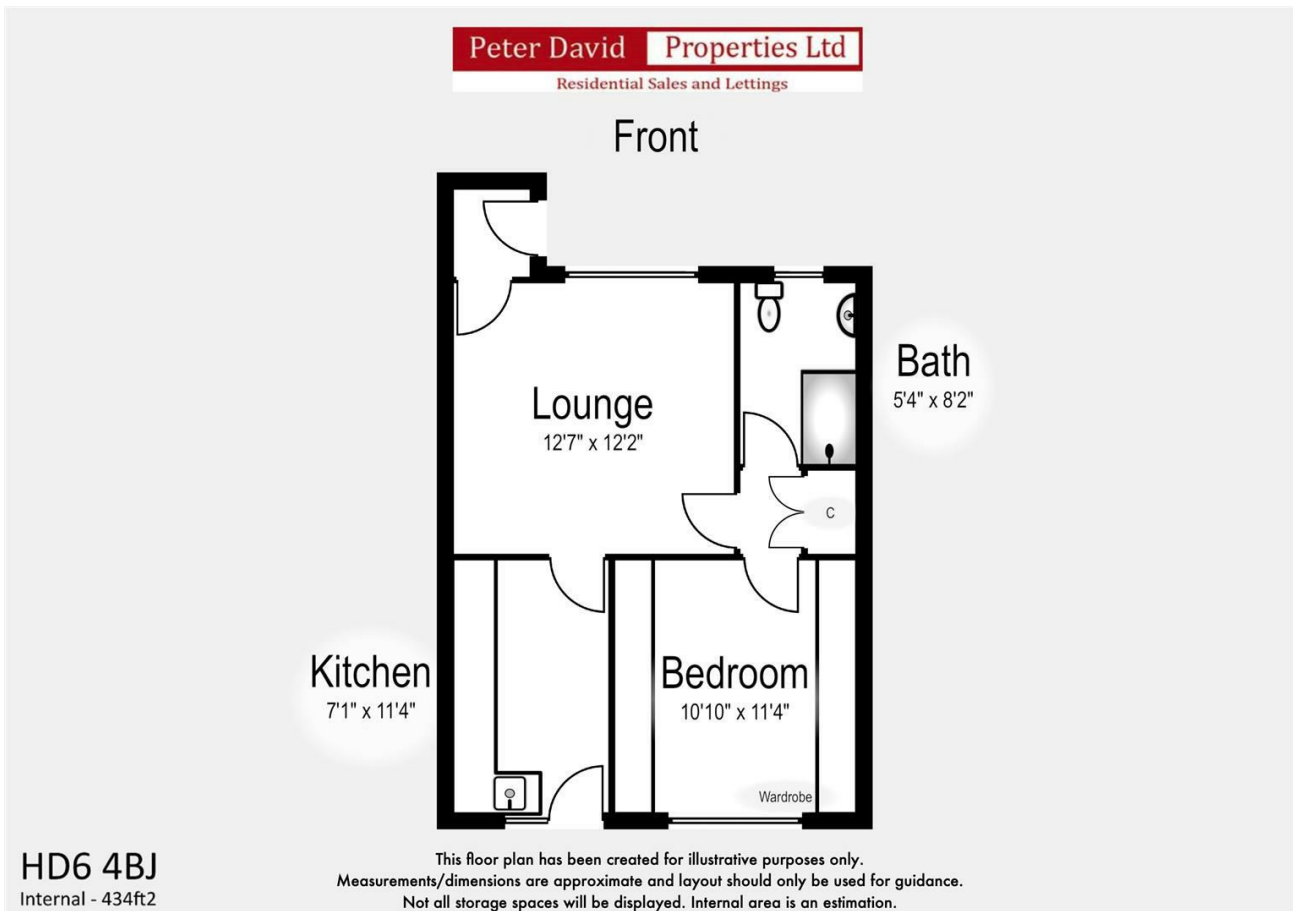
## Hybrid Map



## Terrain Map



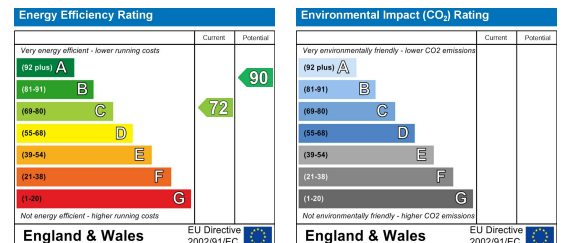
## Floor Plan



## 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.