

Peter David

Properties Ltd

Residential Sales and Lettings



53 Laverock Lane

Brighouse, HD6 2NP

£349,950



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Hove Edge, Brighouse, HD6 2NP

£349,950



* OFFERED WITH NO UPWARD CHAIN *

Welcome to Laverock Lane, Brighouse - a charming location that could be the perfect setting for your new home! This sought-after location ensures that you'll be part of a vibrant community with easy access to local amenities and excellent schools.

This 3-bedroom semi-detached house boasts a beautifully landscaped, south-facing garden, which overlooks the school playing fields, ideal for enjoying those sunny afternoons. The home also features a convenient driveway and garage, providing ample space for parking and storage.

The home features extended ground floor accommodation and a conservatory, offering additional living space and a cozy spot to relax and unwind. Whether you're looking to host gatherings with friends or simply enjoy a quiet evening in, this property has it all.

The home internally comprises an entrance hallway with downstairs w/c, a dining room, extended living room, kitchen and conservatory. Upstairs there are three bedrooms and a family bathroom suite. The garage is to the side of the property.

Don't miss out on the opportunity to make this house your home - book a viewing today and experience the charm and comfort that Laverock Lane has to offer!

Entrance Hallway

A spacious entrance hall providing access to the dining room, living room, kitchen and W/C.

Dining Room

Overlooking the front of the home with a bay window providing plenty of natural light, there is a feature fireplace

and decorative coving providing points of interest. There is a light and neutral colour scheme and carpet.

Living Room

The living room overlooks the rear of the property and has been extended with a skylight allowing plenty of natural light. There is a feature fireplace and decorative coving.

Conservatory

Overlooking the rear garden with a tiled floor and access to the garden.

Kitchen

With light wall and base units, a cooker and sink and a dining area overlooking the garden to the rear.

W/C

Understairs with sink and W/C

Bedroom One

A double bedroom overlooking the front of the property with built in wardrobes.

Bedroom Two

A double bedroom overlooking the rear of the property with built in wardrobes.

Bedroom Three

A single bedroom overlooking the front of the property.

Bathroom

With a walk in shower, sink and W/C.

Utility

Off the landing with space for a washing machine.

Garage

Ideal for storage space or parking for a small vehicle with power and water supply.

External

The home has a driveway and garden to the front of the home and a landscaped, south-facing rear garden with mature shrubs and plants, overlooking playing fields beyond.

Directions

For Satnav please use the postcode HD6 2NP

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



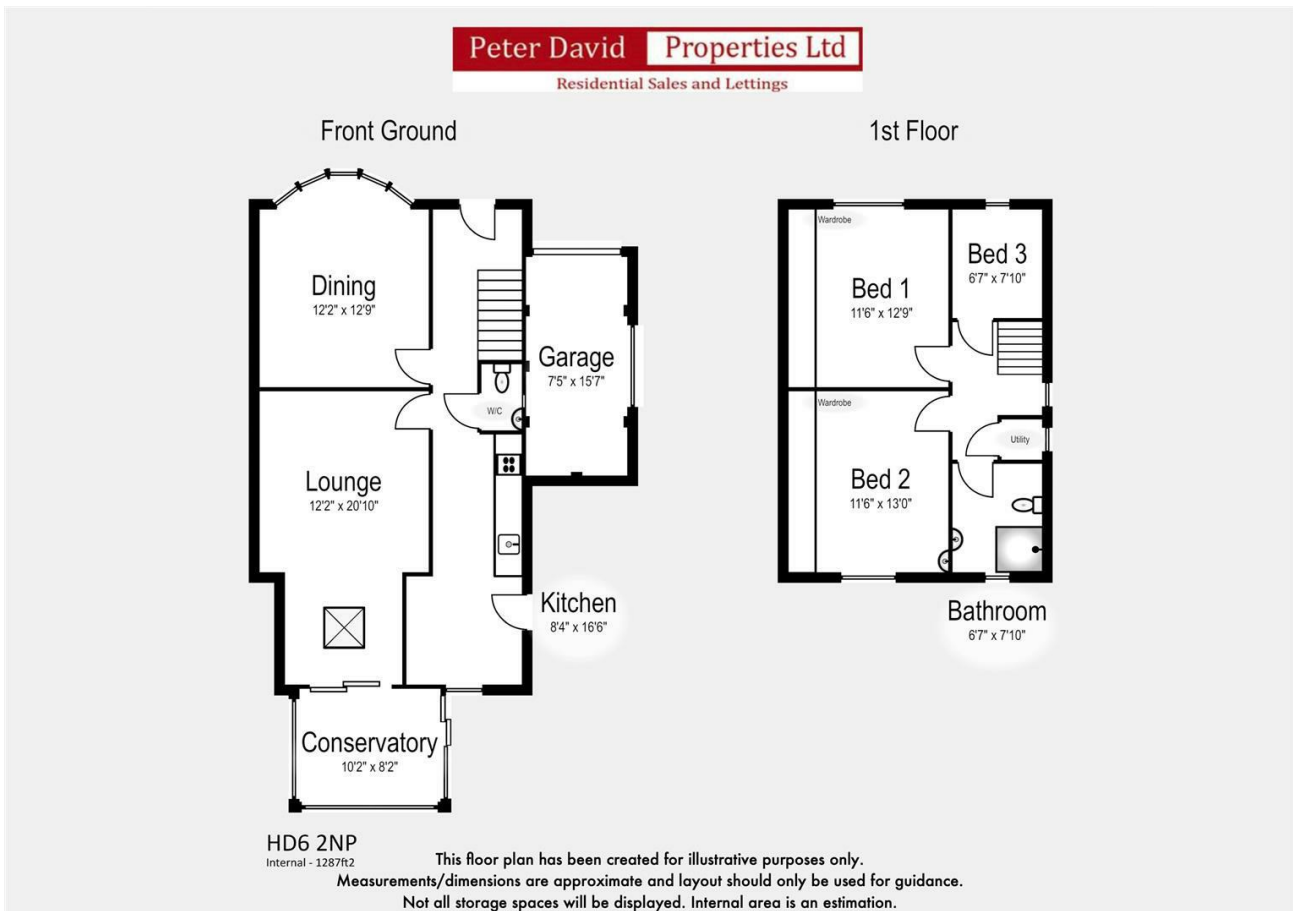
Hybrid Map



Terrain Map



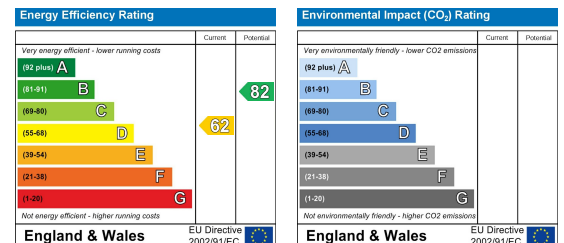
Floor Plan



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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