

Peter David

Properties Ltd

Residential Sales and Lettings



89 Lightcliffe Road

Brighouse, HD6 2HH

Offers Over £210,000



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Hove Edge, Brighouse, HD6 2HH

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Welcome to Lightcliffe Road, Brighouse - a charming three-bedroom semi-detached house awaiting its new owners! Perfectly located in a sought-after location near local schools and amenities, this is an ideal choice for families. The mature gardens at the front and rear of the house add a touch of tranquillity to the surroundings.

As you step inside, you'll be greeted by lovely character features that give this home a unique charm.

This property presents an exciting opportunity for modernisation, allowing you to put your personal touch on this already delightful home. Don't miss out on the chance to create your dream living space in this desirable area.

Internal accommodation comprises an entrance hallway, living room, dining room, kitchen, conservatory, cellar, three bedrooms and a bathroom.

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

Entrance Hall

Entering from the front of the property the entrance hallway leads onto the living room and dining room.

Living Room

Overlooking the front of the property the room features a gas fireplace, decorative coving and ceiling rose, stained glass windows and wall mounted lighting.

Dining Room

Overlooking the rear of the property and leading onto the kitchen, the dining room also has a gas fireplace and decorative coving.

Kitchen

With wooden base and wall units and light counter tops. Tiled splashbacks and an outlook over the rear garden. There is space for a cooker and hob with extractor fan and a stainless steel sink.

Conservatory

Overlooking the rear patio with a stable door.

Bedroom One

Overlooking the front of the property with built in wardrobes.

Bedroom Two

Overlooking the rear of the property with built in storage, desk and shelving.

Bedroom Three

With built in wardrobes overlooking the rear of the property.

Bathroom

Tiled throughout with a bath tub, sink and w/c.

Cellar

Ideal utility and storage space.

External

The front of the property is set back from the main road in an elevated position behind a front awn with a pathway and border plants.

To the rear of the property is a patio leading onto

lawns and mature shrubs, as well as a green house and vegetable patches.

Directions

For Satnav please use the postcode HD6 2HH

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



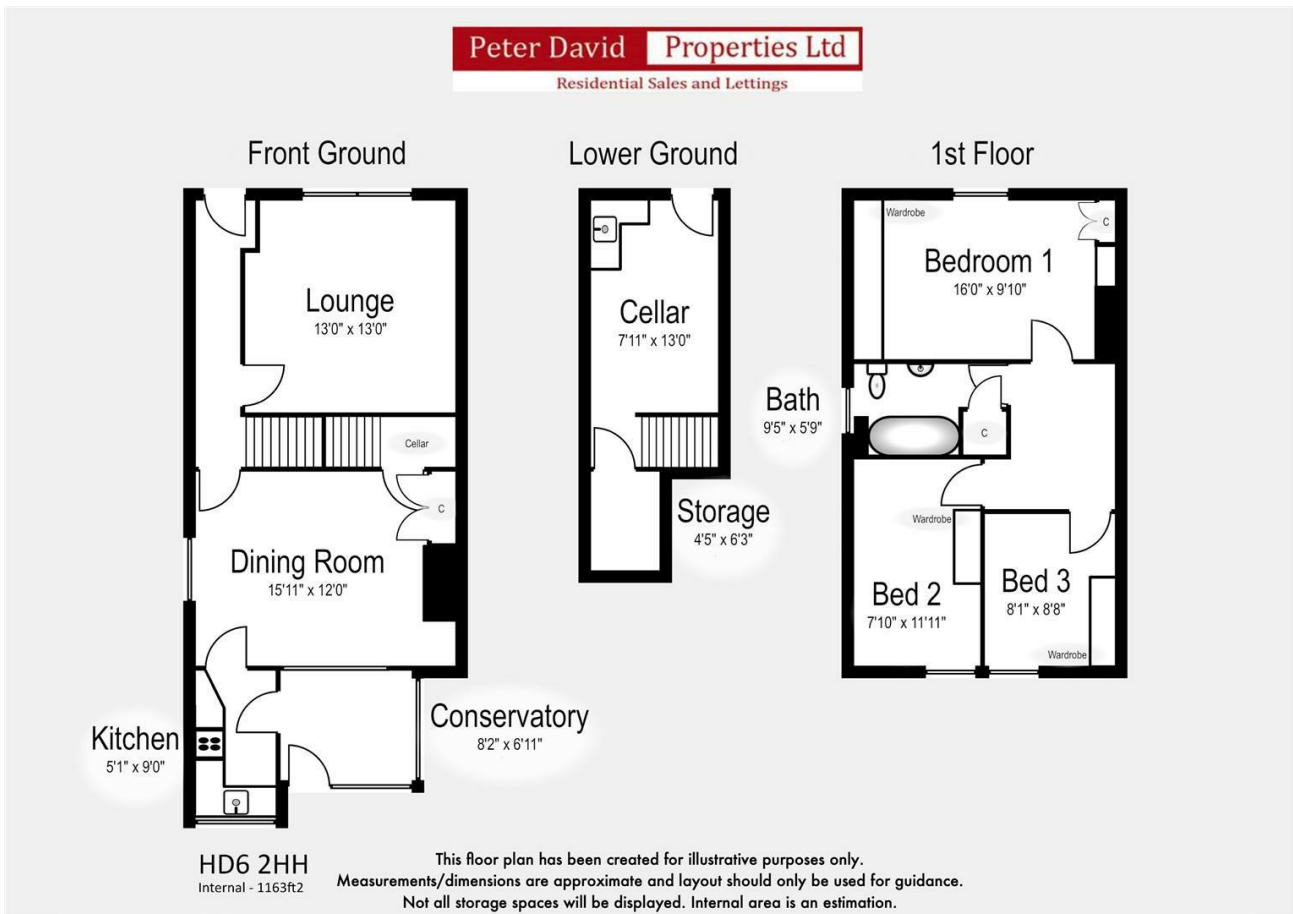
Hybrid Map



Terrain Map



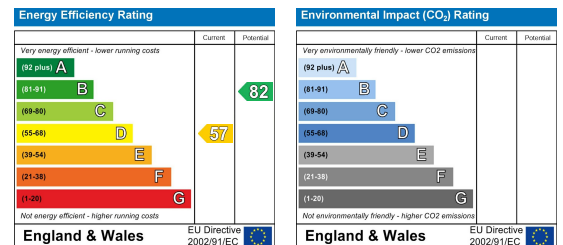
Floor Plan



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



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.