

Peter David

Properties Ltd

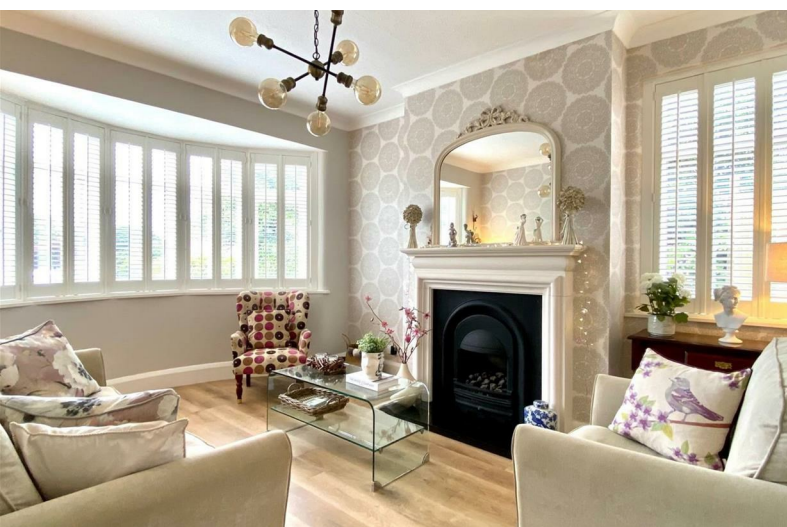
Residential Sales and Lettings



Chillington House 1 Archbell Avenue

Brighouse, HD6 3SU

£360,000



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Woodhouse, Brighouse, HD6 3SU

£360,000



Peter David Properties are delighted to present to the open market this BEAUTIFULLY PRESENTED three bedroom SEMI-DETACHED DORMER BUNGALOW, located in the HIGHLY DESIRED residential area of Woodhouse. Being WALKING DISTANCE to the Ofsted rated Outstanding Woodhouse Primary, as well as being within easy reach of Brighouse town centre and the M62 motorway network, this property could be the PERFECT FAMILY HOME. To the ground floor, the property briefly comprises; porch, entrance hallway, living room, dining room, kitchen, one bedroom and a bathroom. To the first floor there are two further bedrooms and a house bathroom. Externally, the property benefits from a block paved DRIVEWAY providing off road parking for up to three cars and an IMMACULATELY PRESENTED lawn garden with borders. To the rear, the property has an enclosed rear garden with patio and lawn area and a single DETACHED GARAGE. Due to its POPULAR location and EXCELLENT KERB APPEAL, this property is likely to be popular. Please contact Peter David Properties to arrange a viewing.

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

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Porch

Providing access to the property through a composite door to the front aspect.

Entrance Hallway

Providing access to the ground floor living accommodation, with Karndean flooring throughout and stairs to the first floor.

Living Room

A well presented and spacious living room featuring a cast iron gas fire, set in a limestone fireplace, with a granite hearth. Further benefitting from Karndean flooring, a bay window, and a window to the side, providing plenty of natural light, both with fitted wooden shutters.

Bedroom Two

A double bedroom on the ground floor with two fitted wardrobes. Window to the front aspect with wooden shutters.

Dining Room

The dining room benefits from a multi fuel burner set into the chimney breast with a stone hearth, Karndean flooring and a picture rail. With French doors leading to the rear garden.

Ground Floor Bathroom

A beautifully presented ground floor bathroom comprising: a free standing roll top bath with a bath shower, a WC, and a hand basin. With half panelled walls, tiled flooring and a window to the side aspect with shutters.

Bedroom Three

A single bedroom with a built in storage cupboard and under eaves storage.

Kitchen

An immaculate presented shaker style kitchen featuring matching grey wall and base units with granite work tops and white metro tiled splash backs. With a Bosch hob and double oven, an inset Belfast sink and limestone flooring. Further benefitting from a window to the rear aspect and an external door to the rear garden.

Landing

Providing access to the first floor bedrooms and bathroom. With a Velux window and access to the loft.

Bedroom One

A large master double bedroom with under eaves storage, fitted wardrobes to one wall and windows to the rear elevation.

Bedroom Two

A large double bedroom with fitted wardrobes to one wall, under eaves storage and a window to the rear elevation.

Bathroom

A large house bathroom with a bath, a double walk in

shower, his and hers porcelain sinks encased into a vanity unit and a WC. With part tiled walls, tiled flooring, a heated towel rail and a spotlight ceiling. Window to the side elevation.

External

Externally, the property benefits from a driveway and lawn garden to the front and to the rear, an enclosed garden with patio and lawn areas. Further benefitting from a detached single garage.

Directions

For Satnav please use the postcode HD6 3SU

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



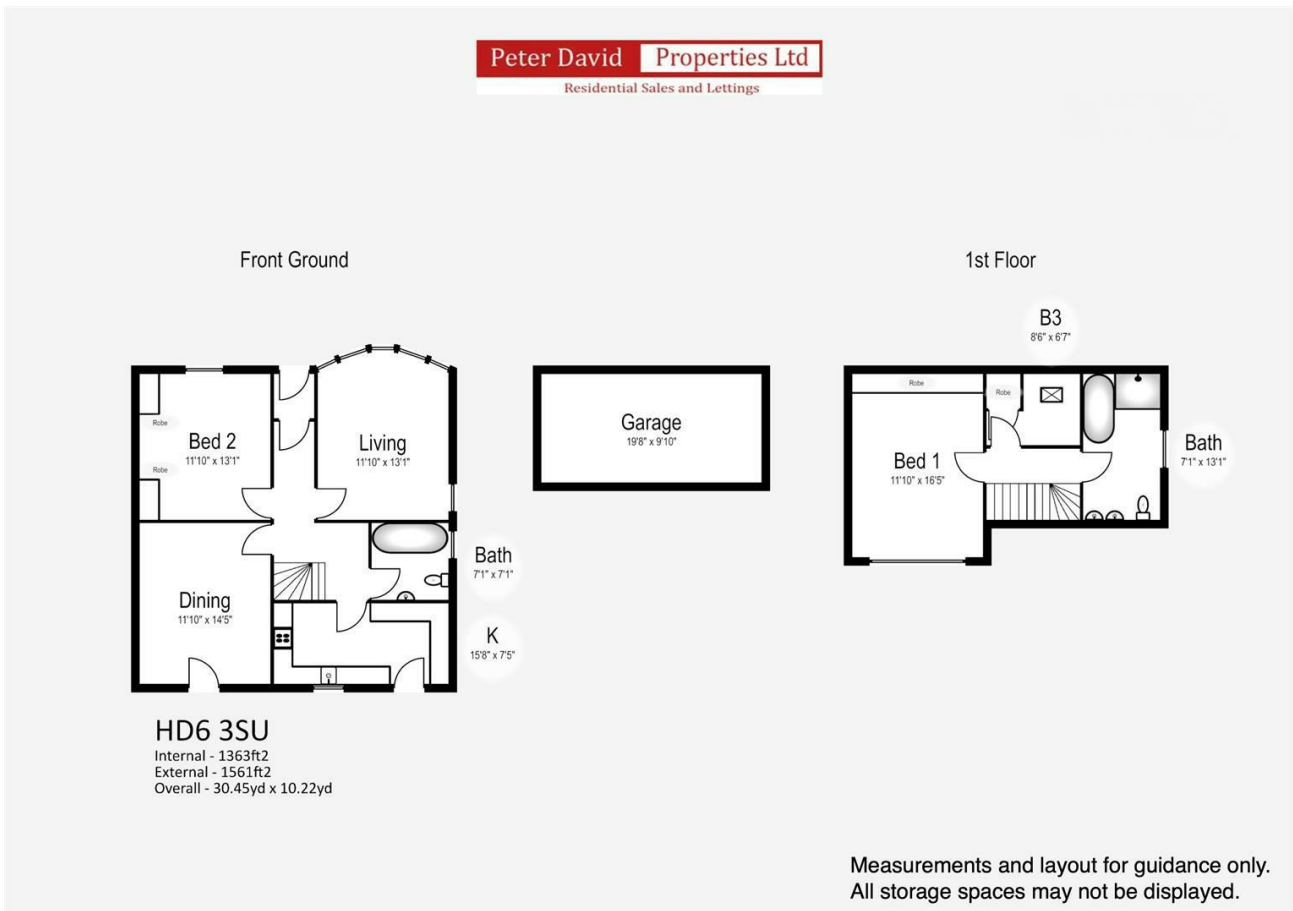
Hybrid Map



Terrain Map



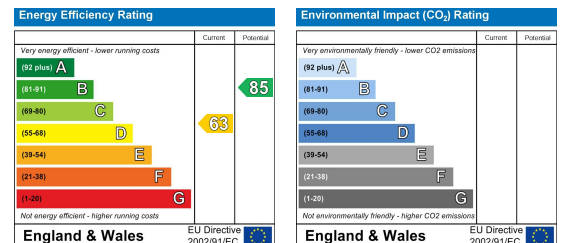
Floor Plan



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.