

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 62 Highmoor Crescent

Brighouse, HD6 4HZ

**Offers Over £195,000**



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Welcome to Highmoor Crescent, Brighouse - a charming three-bedroom semi-detached home. This delightful property boasts a spacious layout with well-proportioned rooms, making it ideal for growing families looking for a comfortable living space.

Situated in the popular location of Clifton, this home features a lovely garden both at the front and rear, providing a peaceful outdoor retreat for relaxation or entertaining guests with views over the countryside.

With a living room and a kitchen diner, as well as extra practical space with a utility room and pantry, the home offers all the convenience needed for modern family life. With a cosy and inviting atmosphere for you to unwind after a long day, the three bedrooms provide ample space for the whole family to rest and rejuvenate.

Don't miss out on the opportunity to make this wonderful property your new home. Contact us today to arrange a viewing.

## **Entrance Hall**

A spacious entrance hallway with outdoor access to the front and side of the property. The entrance hall provides access to the living room, kitchen, utility and stairway to the first floor.

## **Living Room**

**13'1" x 11'1" (4.0m x 3.4m)**

A light and neutral colour scheme with a window overlooking the front garden.

## **Kitchen Diner**

**11'9" x 10'9" (3.6m x 3.3m)**

Overlooking the rear of the property with light grey base units, a worktop with sink and freestanding oven. Green carpets and light neutral colour scheme to the walls.

## **Pantry**

Providing a large storage space off the kitchen with shelving.

## **Utility Room**

Further storage space and utility space accessed from the entrance hallway.

## **Bedroom One**

**12'1" x 11'5" (3.7m x 3.5m)**

A double bedroom with a light and neutral colour scheme overlooking the rear of the property.

## **Bedroom Two**

**11'1" x 10'5" (3.4m x 3.2m)**

A double bedroom with a light and neutral colour scheme overlooking the front of the property.

## **Bedroom Three**

**7'6" x 9'6" (2.3m x 2.9m)**

A single bedroom with storage space over the stairway.

## **Bathroom**

With a sink and a bathtub, tiled walls and cushioned floor covering.

## **W/C**

A separate W/C next to the bathroom.



### External

With gardens front and rear, the property looks over the communal green to the front with far reaching countryside views to the rear.

### Directions

For Satnav please use the postcode HD6 4HZ

### 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.

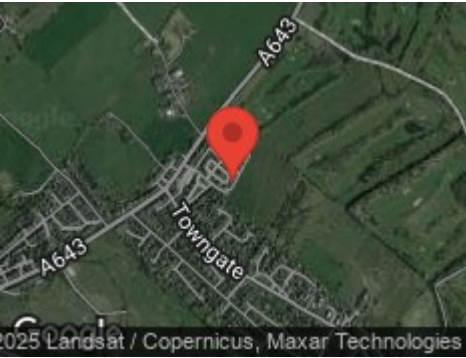
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Road Map



Hybrid Map



Terrain Map



Floor Plan

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PANTRY

UTILITY ROOM

LOBBY

HALLWAY

LOUNGE

DINING KITCHEN

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

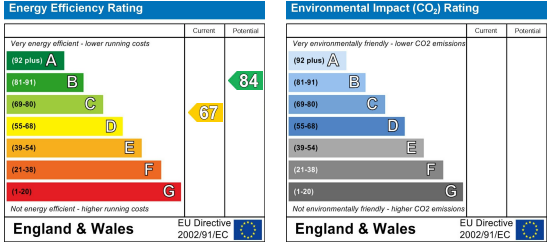
LANDING

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

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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