

# Peter David

# Properties Ltd

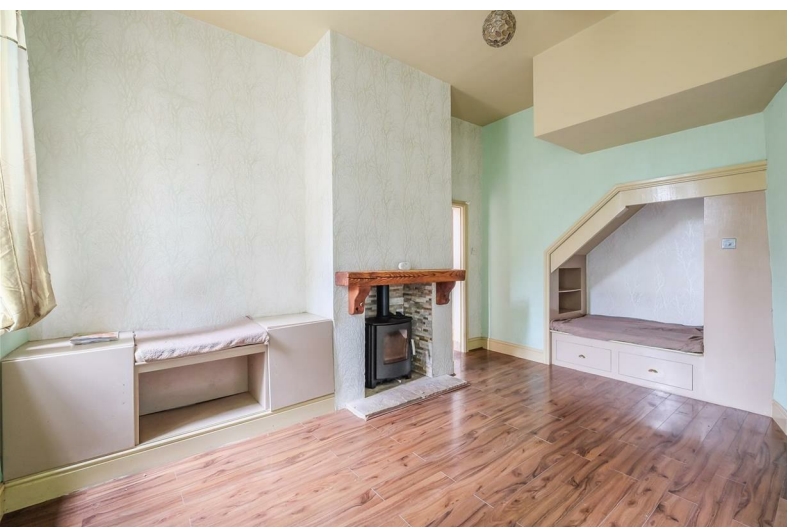
Residential Sales and Lettings



## 3 Brighouse Wood Lane

Brighouse, HD6 2QU

Offers Over £120,000



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Off Elland Road, Brighouse, HD6 2QU

**Offers Over £120,000**



**\* ATTENTION INVESTORS - IDEAL OPPORTUNITY \*  
ACHIEVABLE RENTAL INCOME UP TO £1100.00PCM \***

Offered with no upward chain is this three bedroom terraced property. In need of some renovation, this property offers ample opportunity for development, offering deceptively spacious accommodation throughout. Briefly comprising: entrance hallway, living room, kitchen, bathroom, landing, two double bedrooms, a single bedroom and two attic rooms.

Situated within walking distance of Brighouse town centre and all of the amenities found within, including shops, bars and restaurants. This property boasts excellent transport links - the bus and train station are located in Brighouse and the M62 motorway network is also within easy reach, making it convenient for all your daily needs.

## **Entrance Hallway**

Providing access to the ground floor living accommodation.

## **Living Room**

A light and airy living room with a wooden mantel shelf and a wood burning stove. With dual aspect windows to the front and side.

## **Kitchen**

With wall and base units, tiled splashback and inset stainless steel sink & drainer. The boiler is currently located in the kitchen and there is space for freestanding appliances. With a window to the front aspect.

## **Bathroom**

The partially tiled bathroom comprises: bath with

shower over and shower screen, pedestal sink and WC with an extractor fan.

## **Landing**

Providing access to the first floor accommodation and the staircase to the attic rooms.

## **Bedroom One**

A large double bedroom with a window to the front elevation.

## **Bedroom Two**

A second double bedroom with a window to the front elevation. and built in storage.

## **Bedroom Three**

A good sized single bedroom with a window to the front elevation.

## **Attic Rooms**

With exposed wooden beams and a window overlooking the side of the property, the attic offers a large floor space divided by a wood and glass partition creating two rooms.

## **External**

The property has off road parking to the front of the home and further on street parking is available on the cobbled street.

## **Viewings**

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

## **Directions**

For Satnav please use the postcode HD6 2QU

## 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

**Peter David Properties Ltd**  
Residential Sales and Lettings

Front Ground

**HD6 2QU**  
Internal - 1109ft<sup>2</sup>

1st Floor

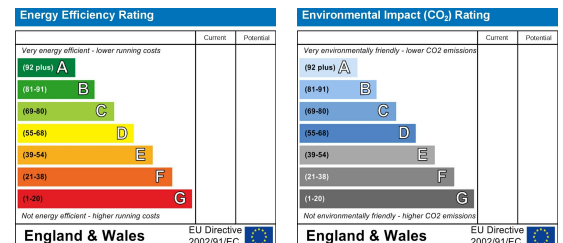
2nd Floor

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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