

Peter David

Properties Ltd

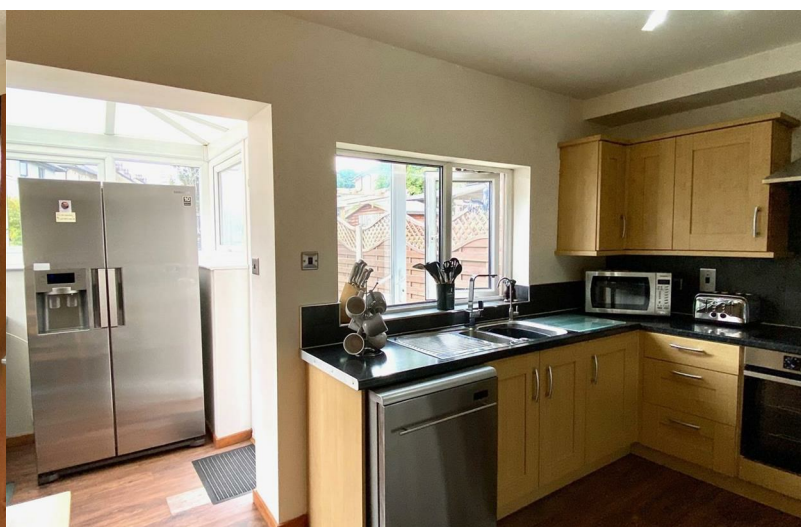
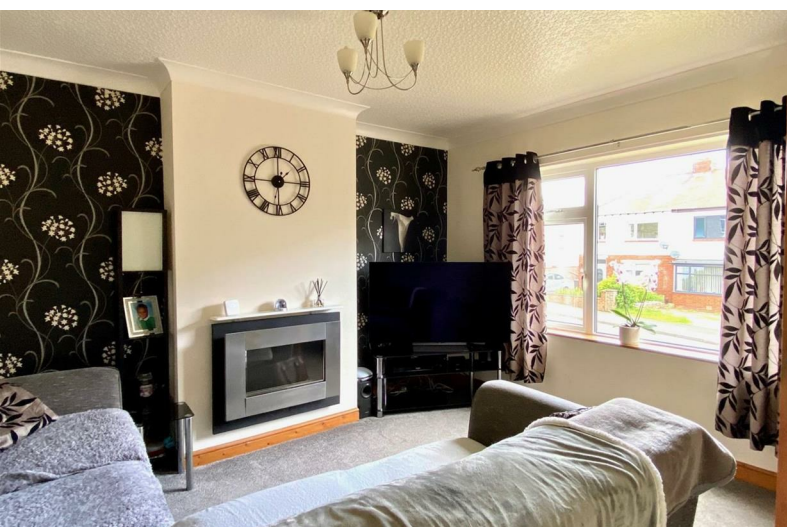
Residential Sales and Lettings



90 Garlick Street

Brighouse, HD6 3PW

£175,000



90 Garlick Street

Rastrick, Brighouse, HD6 3PW

£175,000



NO CHAIN:

A perfect opportunity to purchase this well presented home in Garlick Street, Brighouse, a delightful two-bedroom end terrace house.

With a spacious open kitchen diner which has been extended, the home is perfect for hosting family gatherings or intimate dinners with friends. The layout of the house offers a cosy yet airy feel, making it a welcoming space to call home.

One of the standout features of this property is the convenience it offers with its own driveway and gardens.

The location of this house is truly ideal, being close to local schools and amenities. Whether you need to do a quick grocery run or drop off your children at school, everything you need is just a stone's throw away.

Don't miss out on the opportunity to own this lovely home in a sought-after area. Book a viewing today and envision the endless possibilities that this property holds for you and your loved ones.

The home comprises a living room, kitchen diner with extension, two bedrooms and a walk in shower room.

Living Room

13'1" x 11'9" (4.0m x 3.6m)

Overlooking the front of the home with a feature fireplace, grey carpet and a light, neutral colour scheme with feature wallpaper in the alcoves.

Kitchen Diner

15'5" x 7'10" (4.7m x 2.4m)

With wooden floor and wall units providing plenty of work surface and storage space, the kitchen opens into the conservatory providing further utility space and overlooking the garden.

Conservatory

7'6" x 6'6" (2.3m x 2.0m)

South facing and overlooking the garden, the conservatory provides a flexible space coming off the kitchen which is currently used as a utility and kitchen extension.

Bedroom One

14'1" x 10'9" (4.3m x 3.3m)

A double bedroom overlooking the front of the home.

Bedroom Two

9'10" x 9'6" (3.0m x 2.9m)

A double bedroom overlooking the rear garden.

Bathroom

A walk in shower room which is tastefully tiled throughout with a rainfall shower, sink and W/C.

External

With gardens to the front and rear with a patio and lawn, and a driveway extending to the side of the property.

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.

Directions

For Satnav please use the postcode HD6 3PW

Viewings

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

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.

