

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 5 Lyndhurst Avenue

Brighouse, HD6 3RY

£525,000



# 5 Lyndhurst Avenue

, Brighthouse, HD6 3RY

**£525,000**



A perfect opportunity to purchase this STUNNING DETACHED HOME which has an open plan living space overlooking a landscaped garden. The design of the home has been meticulously thought out with attention to detail shining through. Ideally located close to local schools, amenities and transport links, Lyndhurst road is a desirable street, quietly tucked away.

Comprising of an open kitchen with integrated appliances and central island, dining area and living space overlooking the garden, a ground floor double bedroom / second reception room with en-suite, utility room and downstairs w/c. Upstairs are three double bedrooms and a family bathroom suite and there is also a garden office with power and lighting.

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**

A wide entrance hall provides plenty of space on entering the property.

## **Open Living Kitchen**

The heart of the home, seamlessly combining kitchen, dining and living room into one cohesive space, A fully integrated kitchen has a central island with an induction hob and extractor as well as plenty of storage. A large fridge and freezer, ovens sink units are all integrated and soft close doors on storage cupboards add to the premium feel. Velux windows allow plenty of natural light and add to the sense of space.

The dining area has patio doors overlooking the garden and the living room has a raised ceiling with bi-folding doors also overlooking the garden.

## **Reception Room / Downstairs Bedroom**

A flexible space providing options as either a separate reception room or downstairs bedroom, overlooking the front of the property with ceiling spotlights and access to an en-suite.

## **En - Suite**

A large walk in shower with a sink and w/c.

## **Utility Room**

Providing access outside through a side door, the utility has built in cupboard space and room for a washing machine.

## **Downstairs W/C**

Accessed from the entrance hall with a sink and w/c.

## **Master Bedroom**

A large double bedroom overlooking the rear of the property with two walk in wardrobes into the eaves.

## **Bedroom Three**

A double bedroom overlooking the front of the home with a velux window and plenty of wardrobe space.

## **Bedroom Four**

A double bedroom overlooking the front of the home with plenty of wardrobe space.

## **Family Bathroom**

A large bathroom suite with a free standing feature bath tub, a sink and w/c. Velux windows and ceiling spotlights allow plenty of light and a tiled splash back provides a perfect focal point.

## **Garden Room**

A well sized timber garden room with power and light. Patio doors provide an outlook over the garden towards the home. Ideal as a home gym, office space or child's play area.

## External

A large gravel drive provides off road parking to the front and a landscaped garden to the rear has a patio and lawn making the most of the south-facing aspect.

## Directions

For Satnav please use the postcode HD6 3RY

## 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



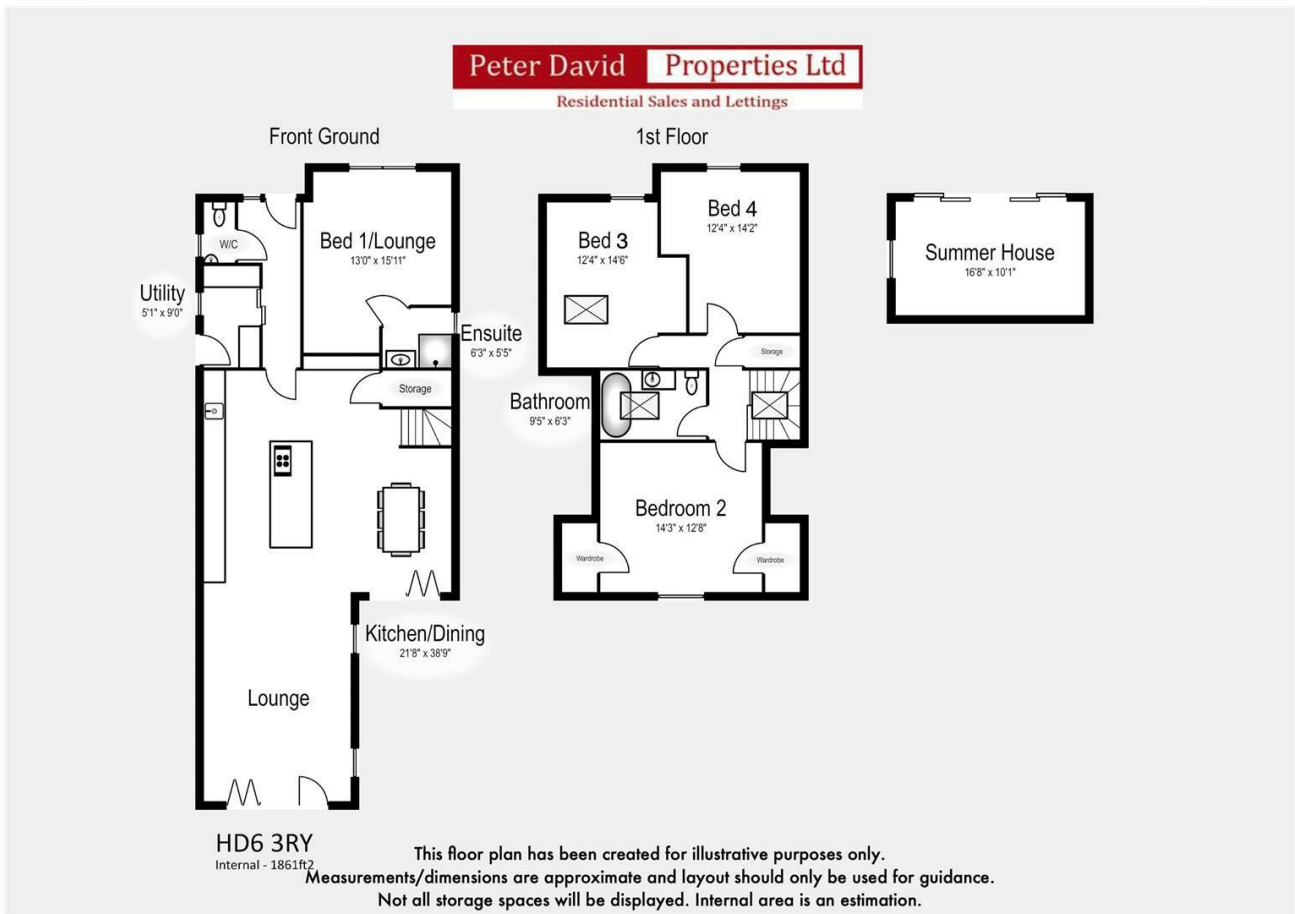
## Hybrid Map



## Terrain Map



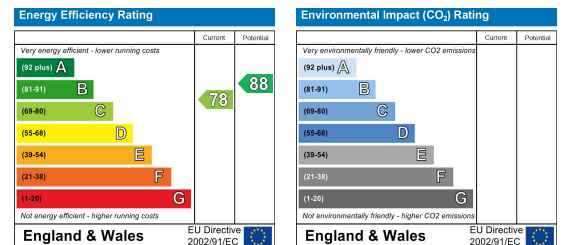
## Floor Plan



## 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.