

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 12 Wilton Street

Brighouse, HD6 2QY

Offers Over £135,000



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**Offers Over £135,000**



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

Offered to the market with NO UPWARD CHAIN is this well-proportioned two bedroom semi-detached property, located just minutes from the centre of Brighouse and just a short distance to Halifax. Whilst the property is in need of some modernisation, it offers huge POTENTIAL, with a PRIVATE GARDEN to the rear and good sized accommodation throughout. Internally comprising: a kitchen diner with access to the useful CELLAR, two bedrooms and a bathroom. Appealing to a range of purchasers, the property is likely to be popular and early viewings are advised - book yours today!

## **Entrance Hallway**

A rear entrance with access to all ground floor accommodation, as well as a staircase to the first floor accommodation.

## **Kitchen Diner**

A good-sized kitchen diner with access to the useful storage cellar. Featuring an electric fire with a tiled hearth.

## **Living Room**

A good sized living room with windows to the front aspect.

## **Landing**

Access to all first floor accommodation.

## **Bedroom One**

A large double bedroom with a window to the front elevation and access to a useful storage cupboard.

## **Bedroom Two**

A good-sized single bedroom with a window to the rear elevation and access to a useful storage cupboard.

## **Bathroom**

A fully tiled bathroom with a disability assisted shower, a WC and a hand basin. Useful airing cupboard and a window to the rear elevation.

## **External**

There are gardens to both the front and rear.

## **Viewings**

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

## **Directions**

For Satnav please use the postcode HD6 2QY

## **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.

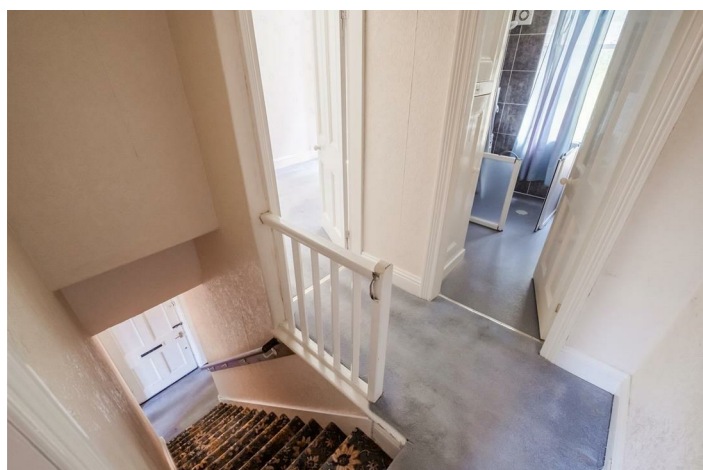
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if

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



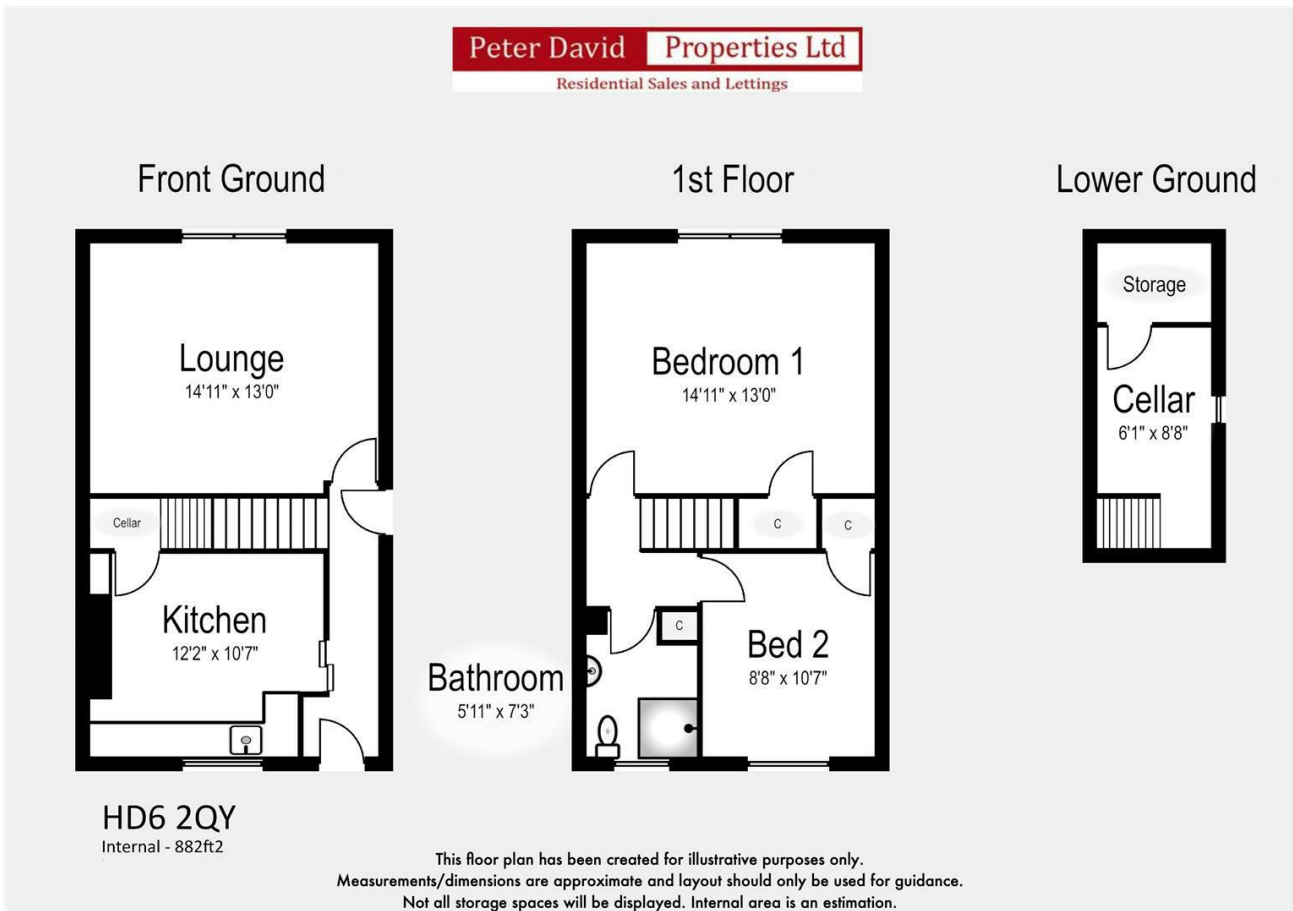
## Hybrid Map



## Terrain Map



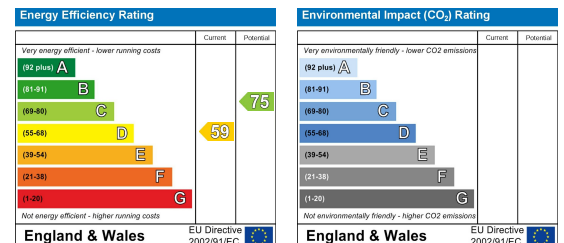
## Floor Plan



## 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.