

Peter David

Properties Ltd

Residential Sales and Lettings



25 Smithy Carr Lane

Brighouse, HD6 4BG

£139,950



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, Brighouse, HD6 4BG

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A lovely TWO BEDROOM END OF TERRACE which is perfectly located on Smithy Carr Lane, close to local amenities and schools in Brighouse.

The home would be perfect for first time buyers and although it will be ideal for updating and renovation, it has clearly been looked after over the years.

Features include an exposed staircase in the living room, a well sized kitchen diner, two cellar spaces and a low maintenance rear garden. Upstairs there are two bedrooms with the master bedroom being a spacious double, and a bathroom suite.

To discover more, please contact us to arrange your viewing.

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

Living Room

14'1" x 13'9" (4.29m x 4.19m)

A spacious living room overlooking the front of the property with a feature fireplace and open staircase.

Kitchen

13'9" x 7'10" (4.19m x 2.39m)

With white base and wall units, stainless steel sink, oven and hob and access out onto the rear garden.

Cellars

There are two cellars providing handy storage space.

Bedroom One

12'5" x 11'1" (3.78m x 3.38m)

A large double bedroom overlooking the front of the home with built in storage.

Bedroom Two

13'9" x 6'6" (4.19m x 1.98m)

A well sized single bedroom overlooking the rear of the home.

Bathroom

With a bath tub, over bath shower, sink, w/c and storage space.

External

The property has a paved courtyard to the front with border plants. The rear garden is paved with a planted area beyond the rear wall.

Directions

For Satnav please use the postcode HD6 4BG

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



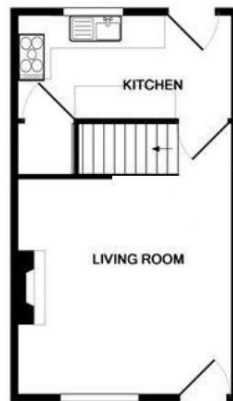
Terrain Map



Floor Plan

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GROUND FLOOR



1ST 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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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.