

Peter David

Properties Ltd

Residential Sales and Lettings



1 Larkfield Court

Brighouse, HD6 1AW

£285,000



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Welcome to Larkfield Court, Brighouse - a charming detached three-bedroom home nestled in an ideal location close to the centre of Brighouse. This property boasts a garage, driveway, and a private garden, offering the perfect blend of convenience and tranquillity.

Tucked away on a quiet residential street, this home is ideally situated. The spacious interior is ideal for growing families, providing ample space for everyone to enjoy.

Internally the home comprises a living room, dining room, kitchen, porch, downstairs w/c, three bedrooms, an en-suite and family bathroom.

Entrance Hall

A spacious entrance hallway leading onto the living room and dining room.

Downstairs WC

With W/c and sink

Living Room

Overlooking the front and side of the property, the living room is presented in a light and neutral colour scheme with grey carpets. Windows overlook the front garden and patio doors open to the side of the home onto the private, enclosed garden. There is a feature fireplace and decorative coving.

Dining Room

Overlooking the front of the property continuing with the light and neutral colour scheme, the dining room leads onto the kitchen.

Kitchen

With wooden base and wall units, grey countertops, sink, oven hob and extractor, the kitchen has ample work surface and storage space as well as space for white goods.

Porch

A rear porch/ conservatory leading onto the rear garden and providing external access.

Bedroom One

A double bedroom to the front of the home

En-Suite

With shower, sink and W/C

Bedroom Two

A second double bedroom to the front of the home.

Bedroom Three

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

Bathroom

With bath tub, sink and w/c

Garage

Ideal for parking and storage space, the garage is detached from the property and set back behind the driveway.

External

There is an open garden with lawns to the front of the home and a driveway to one side leading up to the garage. A rear garden has a lawned area and the side garden leads away from the living room with a patio, lawns and a pond surrounded by mature shrubs and border plants.

Directions

For Satnav please use the postcode HD61AW

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



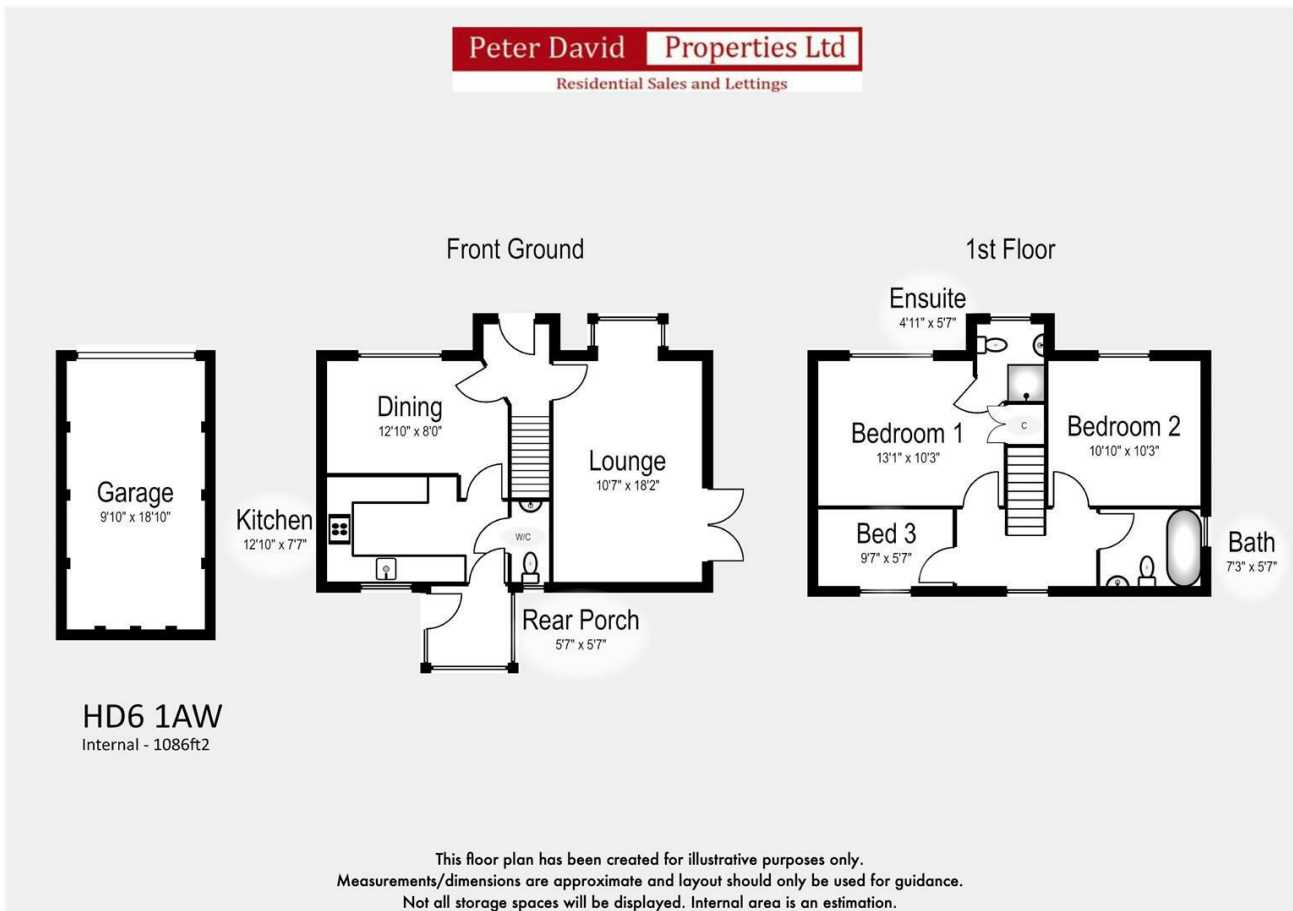
Hybrid Map



Terrain Map



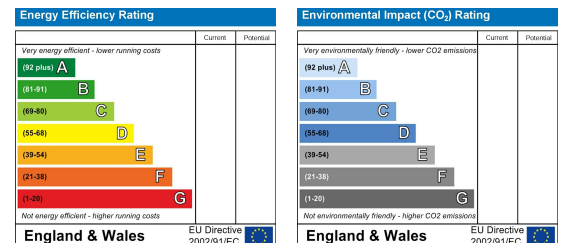
Floor Plan



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.