

# Peter David

# Properties Ltd

Residential Sales and Lettings

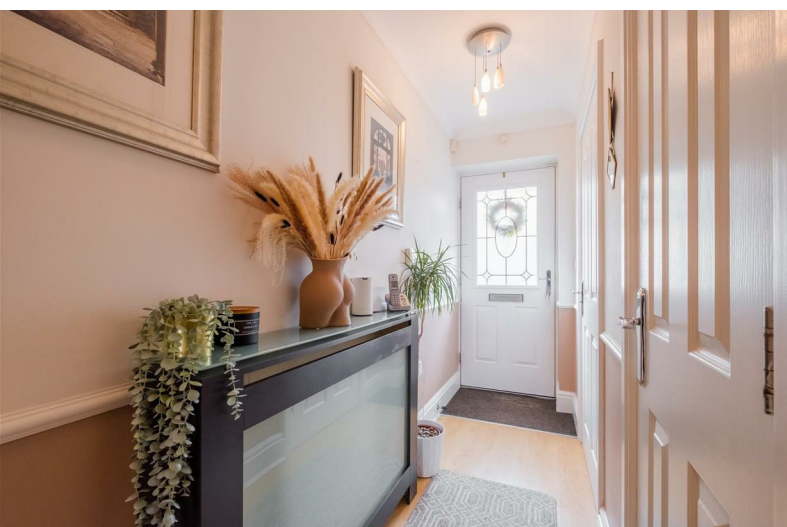


## 27 Larkfield Court

Brighouse, HD6 1AW

**£289,000**

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# 27 Larkfield Court

Brighouse, Brighouse, HD6 1AW

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**\*\*\*BEAUTIFULLY PRESENTED FAMILY HOME \*\*\*** Peter David Properties are pleased to offer to the open market this beautifully presented four bedroom property located in the popular, residential area of Brighouse, close to local schools and amenities in a sought after residential street and being sold with added benefit of no upward chain.

The property is set over three floors and the accommodation briefly comprises of: an entrance hall, kitchen, dining room, to the ground floor. To the first floor accommodation, a spacious living room with a balcony, master bedroom and en-suite. To the second floor three further bedrooms and house bathroom. The property benefits from an integrated garage and to the exterior there is a good sized rear garden,. The property is close to excellent schools and local amenities. Internal viewing is highly recommended to appreciate this lovely family home.

**\*\* 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**

**3'4" x 19'4" (1.02 x 5.89)**

With laminate flooring and two useful storage cupboards. Access through to the garage.

## **Downstairs W.C.**

**2'11" x 6'4" (0.89 x 1.93)**

Window to the front aspect. Laminate flooring, WC and sink.

## **Kitchen**

**13'8" x 7'9" (4.17 x 2.36)**

Modern style kitchen with matching wall and base units. With stainless steel sink and drainer, gas hob and electric oven with extractor fan. Also benefiting from integrated fridge freezer and dishwasher. Window to the rear aspect overlooking the garden.

## **Dining Room**

**8'2" x 13'0" (2.49 x 3.96)**

A bright and airy room benefitting from French doors which open out onto the garden.

## **Level One Landing**

**13'10" x 6'7" (4.22 x 2.01)**

Carpeted floors leading to the living room and master bedroom.

## **Living Room**

**11'9" x 16'6" (3.58 x 5.03)**

A bright room benefitting from window to the rear aspect and balcony with French doors overlooking the rear garden. A feature fireplace provides the focal point.

## **Master Bedroom**

**9'4" x 13'11" (2.84 x 4.24)**

A double room with window to the front aspect. Fitted double wardrobes and doorway leading to en-suite.

## **En-Suite Shower Room**

**6'6" x 7'1" (1.98 x 2.16)**

tastefully tiled with double shower, sink and WC.

## **Level two landing**

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

Storage cupboard housing boiler.

## **Bedroom Two**

**14'11" x 9'8" (4.55 x 2.95)**

Double bedroom with window to the rear aspect.

## **Bedroom Three**

**9'8" x 10'5" (2.95 x 3.17 (3.18))**

Double room with full length fitted wardrobes and window to the front elevation.

## **Bedroom Four**

**12'0" x 6'7" (3.66 x 2.01)**

A good sized single bedroom with window to the rear aspect.

## Bathroom

8'4" x 6'7" (2.54 x 2.01)

A white three piece suite consisting of bath, sink and WC, and window to the front elevation.

## External

To the rear is a lovely garden with a landscaped patio and lawned area. Garage and driveway to the front of the property.

## Directions

For Satnav please use the postcode HD6 1AW

## 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

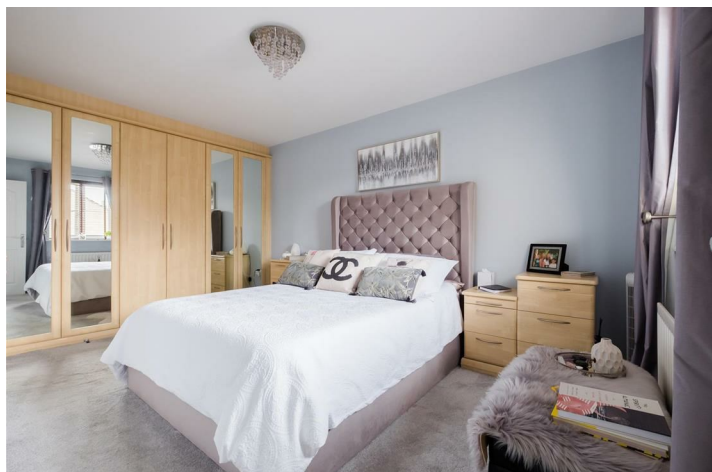
the sale.

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.





## A map of the Brighouse area in West Yorkshire, England. The map shows the River Wharfe flowing through the region. Key locations labeled include Brookfoot to the west, Thornhills to the north, and Brighouse to the south. A red pin is placed on the map, indicating the location of the property. The map is credited to Google, with data from 2025.

**Peter David Properties Ltd**  
Residential Sales and Lettings

Front Ground

**HD6 1AW**  
Internal - 1485ft<sup>2</sup>

1st Floor

2nd 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.

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2010/65/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

EU Directive 2010/65/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.