

Peter David

Properties Ltd

Residential Sales and Lettings



4 John Street

Brighouse, HD6 2DY

£179,000



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A beautifully presented TWO BEDROOM HOME which has been renovated to the highest standard. Ideally situated within walking distance of local schools and amenities in Brighouse, this home is perfect for any growing family.

With an entrance hallway, living room, open kitchen diner, two bedrooms, bathroom, cellar and an attic with a fixed staircase already in place, there is even room for further development of the attic should you wish.

A lovely Yorkshire Stone patio completes this home providing the perfect space in which to relax and entertain on sunny days. To discover more, please contact us to arrange your viewing.

Entrance Hallway

An entrance hallway leading onto the living room and kitchen. Light and neutral colour scheme, ceiling spotlights and a wall mounted radiator.

Living Room

Presented in a light and neutral colour scheme with a feature chimney breast and wooden beam. The living room overlooks the front of the home.

Kitchen Diner

Overlooking the rear of the property with access out to the garden and down to the cellar. Ceiling spotlights, laminate flooring, a blue feature wall tastefully contrasting the light neutral colour scheme in the dining area and an integrated kitchen including washing machine with white base and wall units as well as under-unit lighting.

Bedroom One

A large double bedroom overlooking the front of the home with two windows allowing plenty of natural light.

Bedroom Two

To the rear of the property with beige, earthy colour pallet.

Bathroom

Tiled throughout in keeping with the rest of the home, the bathroom has a bath tub, over bath rainfall shower, sink with storage, W/C and heated towel rail.

Attic

A fixed staircase provides access to the attic which has further development potential subject to planning and building regulations.

Cellar

Further storage and utility space.

External

The front of the home has a small garden to the front and a paved rear garden with Yorkshire stone flags and fencing for privacy.

Directions

For Satnav please use the postcode HD62DY

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

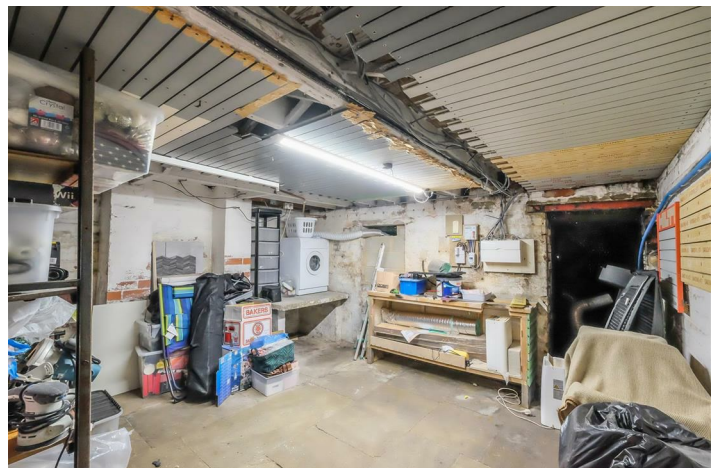
available both in branch and through home visits - if you would like to arrange an appointment contact us today.

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



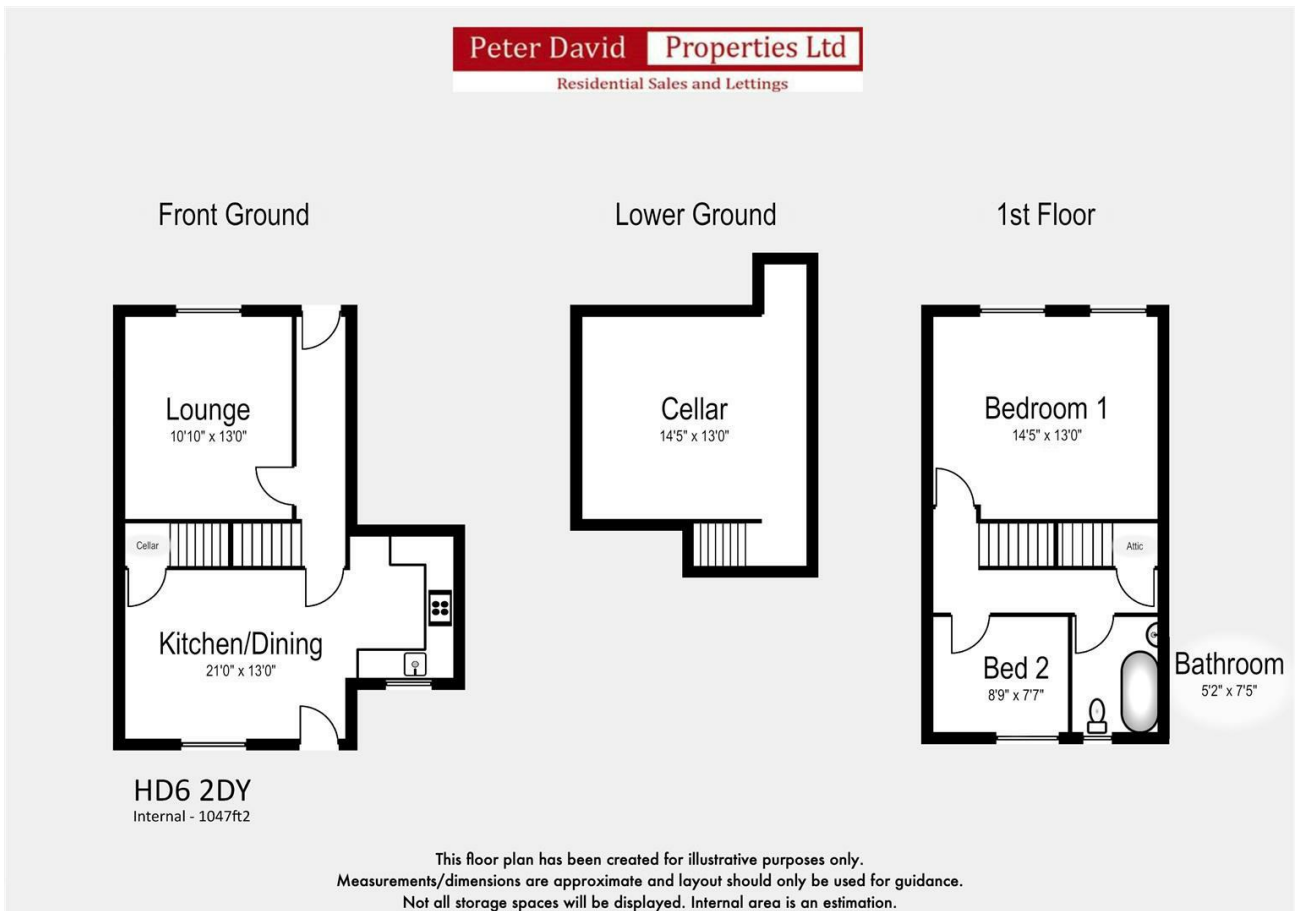
Hybrid Map



Terrain Map



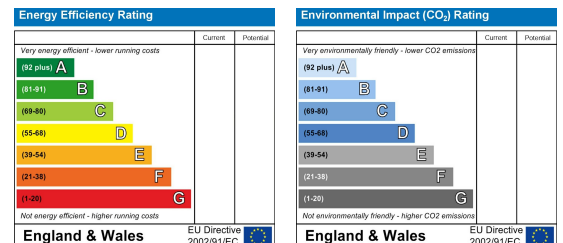
Floor Plan



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



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