

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 27 Gooder Lane

Brighouse, HD6 1HT

£169,000



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Rastrick, Brighouse, HD6 1HT

**£169,000**



Welcome to this charming property located on Gooder Lane in Brighouse! This delightful end terrace house boasts three bedrooms, making it perfect for a growing family or those in need of extra space. The well-presented interior features a spacious reception room and kitchen diner, ideal for relaxing or entertaining guests.

One of the standout features of this property is the convenience of having parking with a private driveway on your doorstep, ensuring you never have to worry about finding a parking space after a long day. Additionally, being located close to the town centre means you have easy access to a variety of amenities, shops, and restaurants, making daily errands a breeze.

Whether you're looking for a cozy family home or a place to start a new chapter, this property offers a warm and inviting atmosphere that is sure to make you feel right at home. Don't miss out on the opportunity to own this lovely house in a desirable location. Contact us today to arrange a viewing and experience the charm of this Brighouse gem for yourself!

## **Living Room**

A spacious living room which is tastefully presented with laminate flooring, a light and neutral colour scheme with a green feature wall, decorative coving and ceiling rose. The room overlooks the front of the property.

## **Kitchen Diner**

The kitchen diner has ample worksurface and storage space with plenty of floorspace for a dining table.

With wood base and wall units, space for a large oven, twin upright radiators and also access to the cellar and outside to the rear of the property.

## **Bedroom One**

A double bedroom with a light and neutral colour scheme, ceiling spotlights, beige carpets and a window overlooking the front of the home.

## **Bedroom Two**

A double bedroom to the front of the property with laminate flooring and ceiling spotlights.

## **Bedroom Three**

A single bedroom with ceiling spotlights, upright radiator and a view over the front of the home.

## **Bathroom**

Tastefully tiled with a sink, w/c, bath tub and over-bath shower.

## **External**

There is a driveway providing off road parking to the side of the property. To the rear is a low maintenance yard with stone flags, ideal for relaxing on a sunny day. There is shared access out from the rear of the property to the road.

## **Directions**

For Satnav please use the postcode HD6 1HT

## **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.

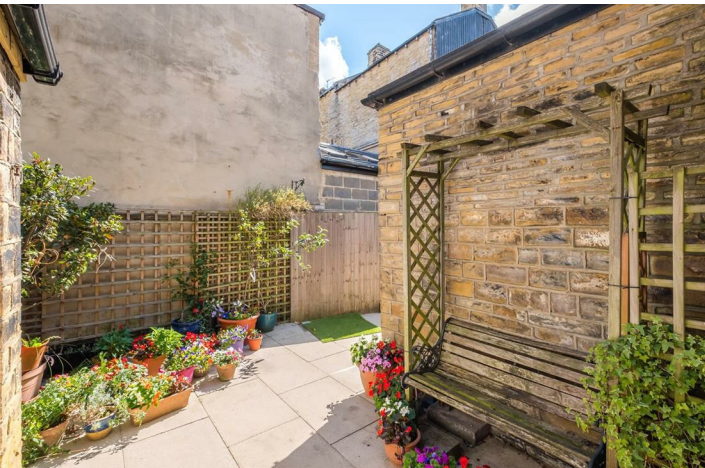
Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

### **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



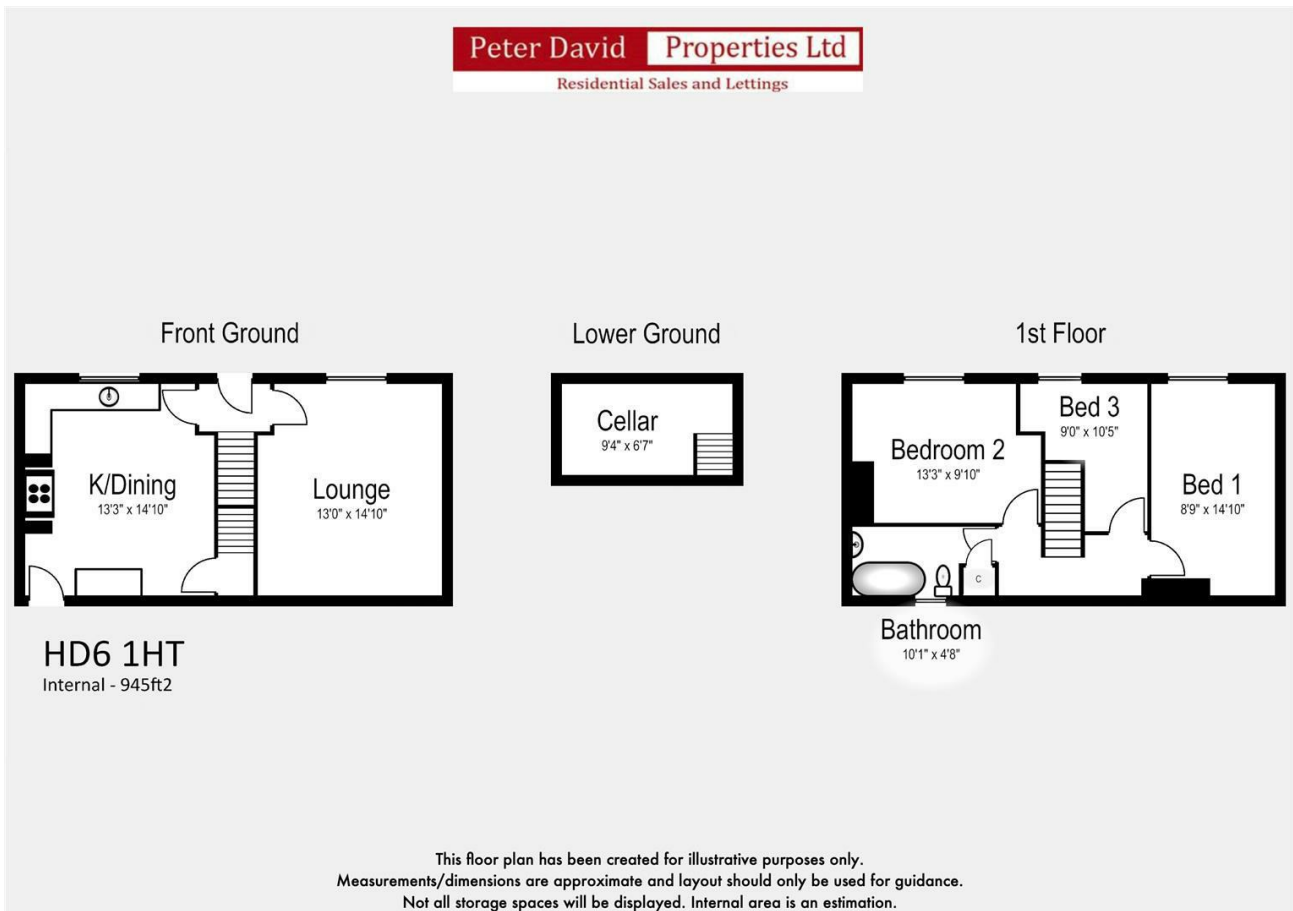
## Hybrid Map



## Terrain Map



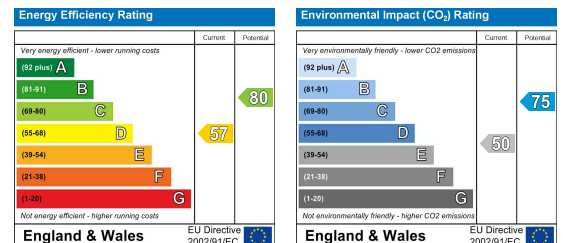
## Floor Plan



## 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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