

Peter David

Properties Ltd

Residential Sales and Lettings



15 Broadacres

Brighouse, HD6 4DB

Offers Over £220,000



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Bailiff Bridge, Brighouse, HD6 4DB

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A perfect opportunity to purchase this EXTENDED two bedroom property, located in the SOUGHT AFTER AREA of Bailiff Bridge. The property benefits from OFF ROAD PARKING for up to three cars, and an ENCLOSED REAR GARDEN. Internally, the property briefly comprises: an open plan kitchen dining room, a cloakroom, a living room, two double bedrooms, and a house bathroom.

Beautifully presented throughout, the property is within easy reach of all local amenities within Bailiff Bridge, as well as being close to the motorway network, and within walking distance of Brighouse Town Centre. This would make a perfect home for a first time buyer, a professional couple, or a growing family. Contact Peter David Properties to arrange your viewing today!

Living Room

A light and airy space which is an extension to the property. With a wood effect laminate floor, a spotlight ceiling, and patio doors leading to the rear garden.

Kitchen

A modern kitchen which opens out in to a spacious dining room. Comprising: matching wall and base units, an inset stainless steel sink and drainer, an integral four ring electric hob and oven, and space and plumbing for appliances. With a useful storage cupboard, an island for dining, and a wood effect floor. Window to the rear aspect and composite door to the front.

Dining Room

The dining room, which is open to the kitchen,

benefits from useful under stairs storage, a wood effect laminate floor, and double doors leading into the living room.

Cloakroom

A useful cloaks cupboard for shoes and coats.

WC

A ground floor WC with a hand basin, and a window to the front aspect.

Landing

Providing access to the first floor, and access to the loft space.

Master Bedroom

A double bedroom with neutral carpet and decor. Window to the rear elevation.

Bathroom

A modern and well presented house bathroom which comprises: a WC, a hand basin in a vanity storage unit, a bath with a shower over head with a glass shower screen, and a chrome heated towel rail. Benefitting from metro tiled walls, a tiled floor, and a window to the rear elevation.

Bedroom Two

A second double bedroom which has neutral carpet and decor. Benefitting from built in wardrobes to one wall, a useful storage cupboard, and a window to the rear elevation.

External

Externally, the property benefits from off road parking for two / three cars at the side of the property. To the rear, there is a good size enclosed garden which has a patio and a well maintained lawn.

Directions

For Satnav please use the postcode HD6 4DB.

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.

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

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.

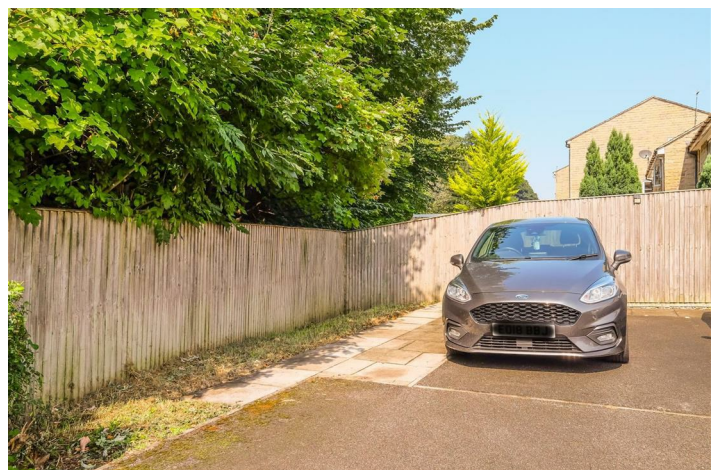
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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

Peter David Properties Ltd
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Front Ground

1st Floor

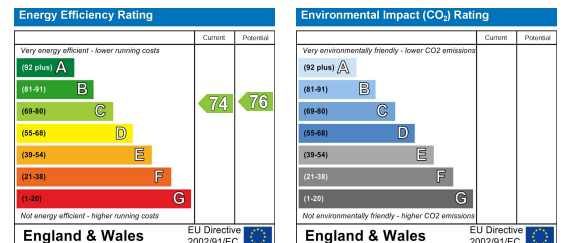
HD6 4DB
Internal - 729ft²

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



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.