

# Peter David

# Properties Ltd

Residential Sales and Lettings

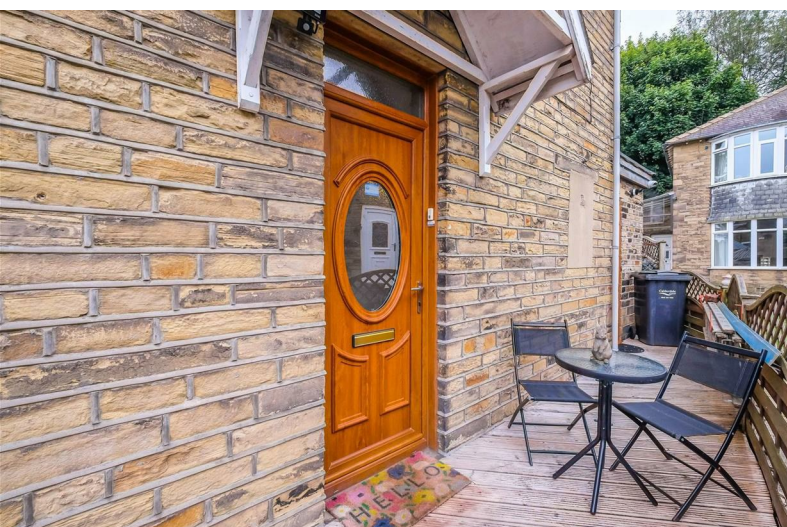


## 189 Thornhill Road

Brighouse, HD6 3HL

**£175,000**

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# 189 Thornhill Road

Rastrick, Brighouse, HD6 3HL

**£175,000**



Welcome to Thornhill Road, Brighouse - a charming location for this delightful two-bedroom semi-detached house. This property boasts a spacious interior, perfect for relaxing or entertaining guests. The extended kitchen diner provides a lovely space for cooking and dining, making it the heart of the home.

Situated in an ideal location close to schools, bus stops, and amenities, this house offers convenience and accessibility. Whether you're commuting to work or taking the children to school, everything you need is within reach.

The low maintenance gardens with patio and decking areas are perfect for enjoying the outdoors without the hassle of extensive upkeep. Imagine sipping your morning coffee on the patio or hosting a barbecue on the deck while enjoying the nice views surrounding the property.

Don't miss out on the opportunity to own this lovely semi-detached home in Brighouse. With its practical layout, convenient location, and charming outdoor spaces, this property has the potential to be your perfect new home.

Internal accommodation comprises a living room, kitchen diner, two well sized bedrooms and a shower room.

## Living Room

Overlooking the front of the property with a bay window, feature fireplace, decorative coving and red carpet, the living room has elevated views over the front of the home and front patio area.

## Kitchen Diner

With plenty of storage space, the kitchen has wooden floor and wall units, access to understairs storage and built in cupboards in the alcoves. A stainless steel sink and drainer and a oven hob and extractor are built in with space for a fridge freezer. There is access to the rear garden.

## Bedroom One

A well sized double bedroom overlooking the front of the home with built in wardrobes and a bay window.

## Bedroom Two

A well sized single room to the rear of the home.

## Shower Room

With white tiling, a shower featuring eco shower bar, sink and w/c, there is also handy cupboard space.

## External

The property is set back from the road in an elevated position with a flagged front garden and decking to the rear. There is a summer house at the far end of the rear property and fencing around the border.

## Directions

For Satnav please use the postcode HD6 3HL

## 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**

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Road Map



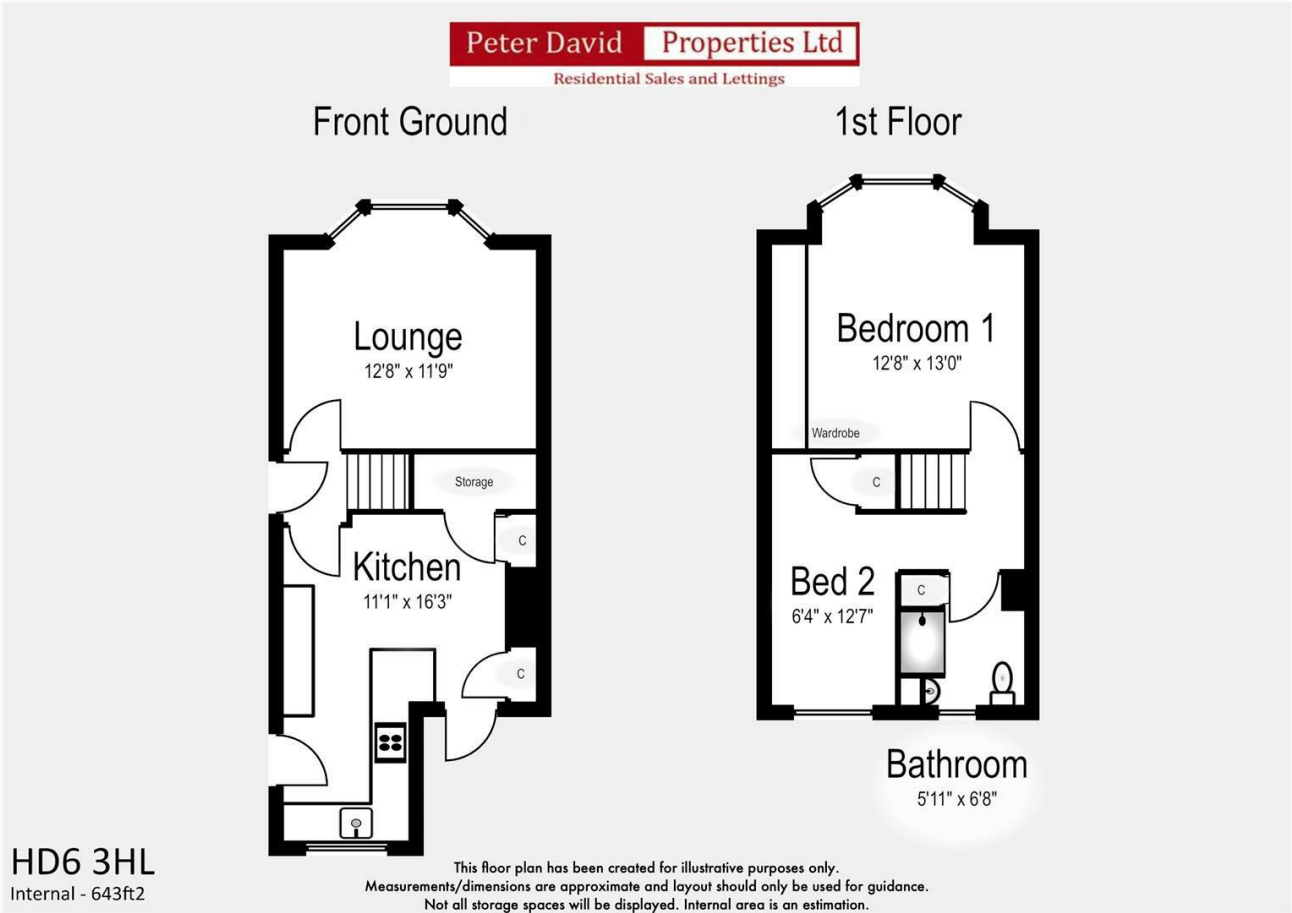
Hybrid Map



Terrain Map



Floor Plan



HD6 3HL

Internal - 643ft2

This floor plan has been created for illustrative purposes only.

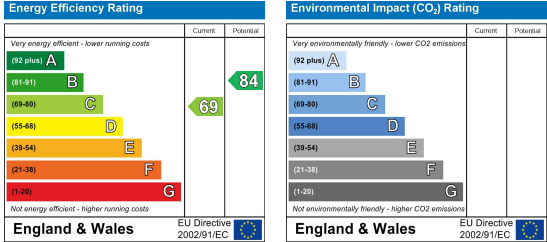
Measurements/dimensions are approximate and layout should only be used for guidance.

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



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