

Peter David

Properties Ltd

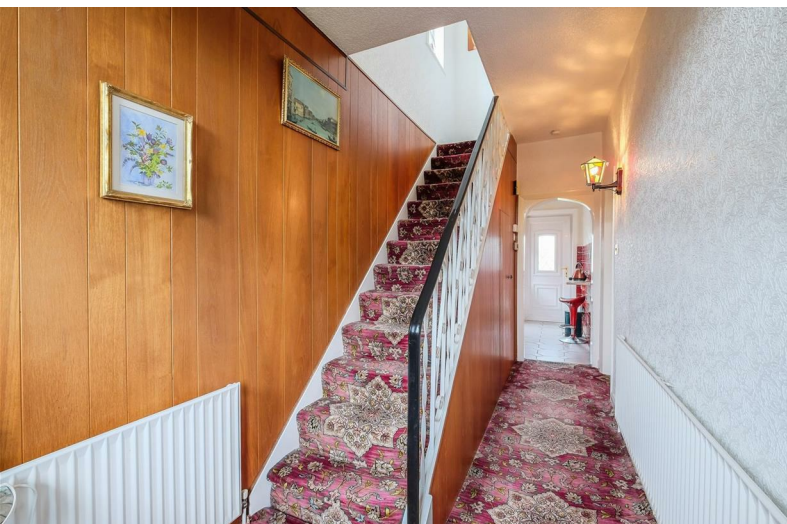
Residential Sales and Lettings



86 Lightcliffe Road

Brighouse, HD6 2HJ

Offers Over £210,000



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Hove Edge, Brighouse, HD6 2HJ

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Welcome to Lightcliffe Road, Brighouse - a lovely three-bedroom semi-detached house awaiting its new owners! Perfectly located in a sought-after location near local schools and amenities, this is an ideal choice for families. With gardens to the front and rear of the house, there is plenty of outdoor space to enjoy.

As you step inside, you'll be greeted by lovely character features that give this home a unique charm.

This property presents an exciting opportunity for modernisation, allowing you to put your personal touch on this delightful home. Don't miss out on the chance to create your dream living space in this desirable area.

Internal accommodation comprises an entrance hallway, living room, dining room, kitchen, three bedrooms, a bathroom and garage.

Offered for sale with no onward chain, please contact us today to arrange your viewing.

*** This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. ***

Entrance Hallway

A spacious entrance hallway leads in from the front of the home providing access to the dining room and kitchen, as well as upstairs. There is a handy understairs storage space for added practicality.

Living Room

Overlooking the front of the home with a large bay

window allowing plenty of natural light. The living room has been opened up to the dining room allowing for a light to cascade through. A feature fireplace surround provides the focal point.

Dining Room

Open plan to the living room, the dining room overlooks the rear garden and has a feature fireplace.

Kitchen

Part tiled with white floor and wall units, an oven and electric hob, stainless steel sink and drainer. The kitchen is situated to the rear of the home and has an external door leading into the rear garden.

Bedroom One

A well sized double bedroom to the front of the home with floor to ceiling sliding wardrobes.

Bedroom Two

A double bedroom overlooking the rear of the home with fitted wardrobes

Bedroom Three

A single bedroom to the front of the property.

Bathroom

Part tiled with a bath tub, over bath shower, sink, w/c and heated towel rail.

Garage

Ideal for parking and storage space.

External

The home is set back from the road with a tarmac driveway leading up to the garage. A lawn and mature shrubs provide a front garden space. To the rear is a lawn and two patio areas.

Directions

For Satnav please use the postcode HD6 2HJ

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



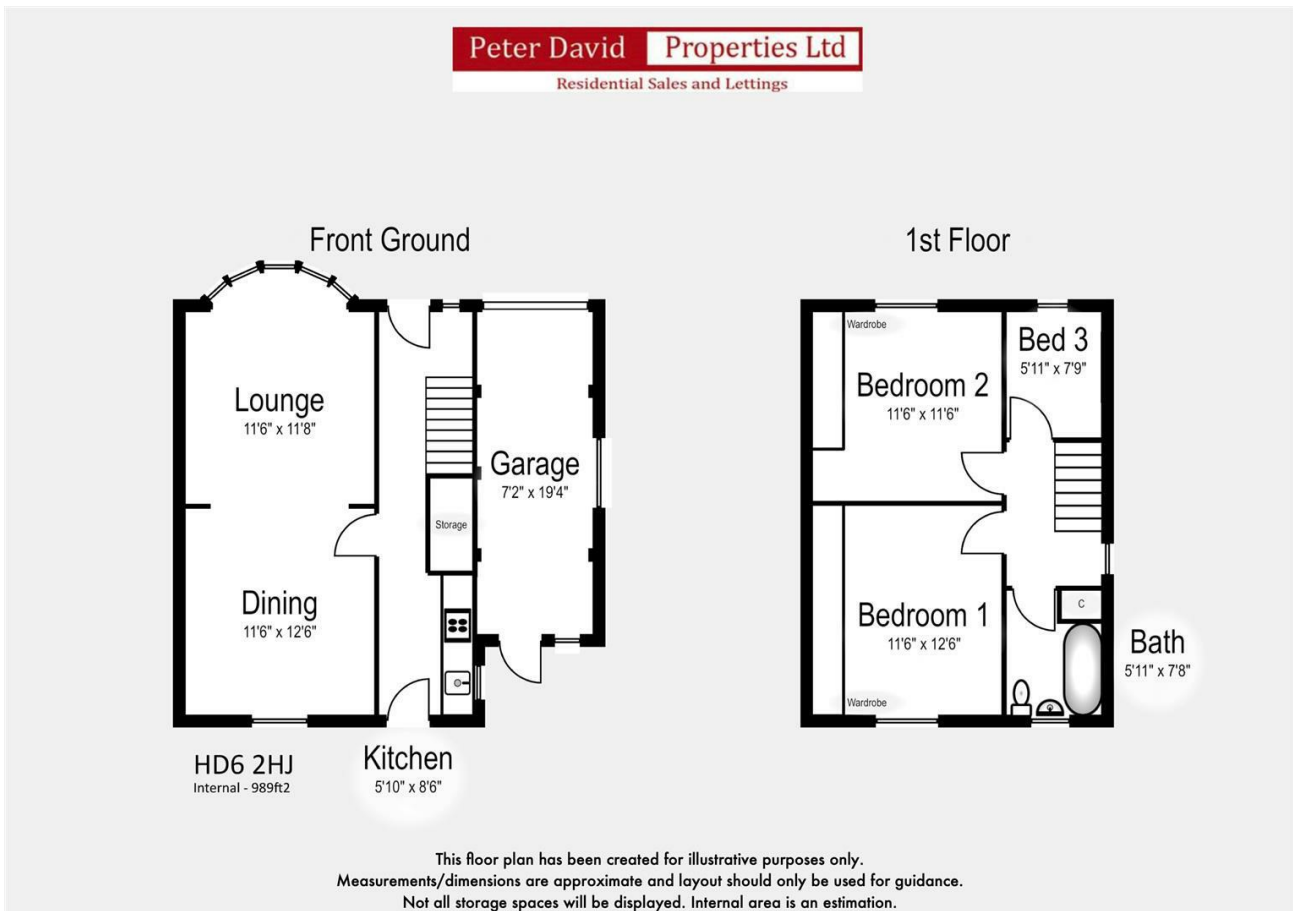
Hybrid Map



Terrain Map



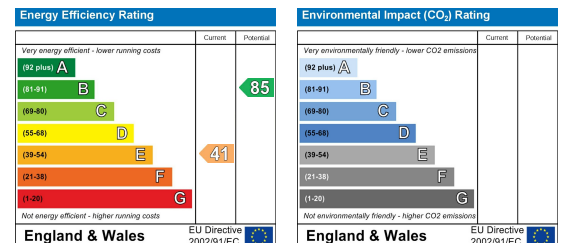
Floor Plan



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



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.