

Peter David

Properties Ltd

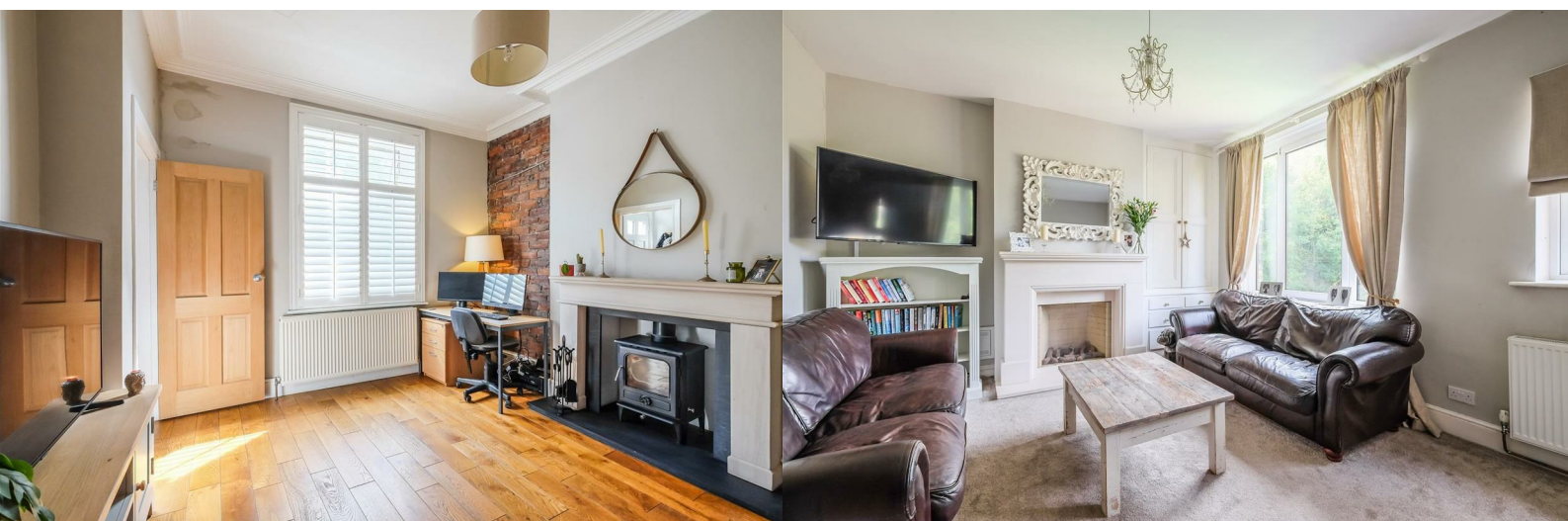
Residential Sales and Lettings



5 Clifton Common

Brighouse, HD6 1QW

£230,000



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A beautifully presented and deceptively spacious semi-detached home in Clifton Common. Laid out over three floors, the home consists of a kitchen, dining room, downstairs w/c, two living rooms, two double bedrooms, an en-suite and bathroom.

With plenty of flexible living space on offer, this makes an ideal family home with an added benefit of off road parking and a wonderful landscaped rear garden.

The home has been renovated throughout to a high standard and is tastefully presented throughout.

Situated in the sought after village of Clifton, the home is within easy access to the M62 motorway network is only minutes away and there are other excellent transport links and supermarkets, as well as being within walking distance of Brighouse tow centre.

Viewings are highly recommended to fully appreciate the beauty of this property.

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

Living Room One

The main reception room has a view over the rear aspect with grey carpet providing a cosy feel. Two windows allow plenty of natural light and a feature fireplace provides the focal point.

Living Room Two

The second reception room has a wood-burning stove and stone surrounding mantel piece, a view to the front aspect of the home overlooking the front garden. With wood flooring and exposed brickwork, the room has a homely and rustic feel.

Kitchen

On the lower ground floor

Dining Room

A further dining room with original bricked walls and a wooden beamed ceiling, tiled flooring and space to dine.

Downstairs WC

Accessible from the dining room briefly comprising; a counter top circular hand wash basin with underneath storage and a marble counter top, metro-tiled splashbacks, tiled flooring and a WC.

Master bedroom

A master double bedroom with an original cast iron Victorian fireplace, access to the en-suite and a view to the front elevation.

En-suite

Briefly comprising; white metro-tiled walls and splashbacks, a hand wash basin, WC, a glass walk in shower cubicle and a chrome heated towel rail.

Bedroom two

A second double bedroom with an original fireplace and a view to the rear elevation.

Bathroom

The beautifully presented house bathroom benefits from a four piece suite, briefly comprising; a free-standing bath tub, a traditional high-level Victorian ceramic cistern WC, a glass walk in shower cubicle and a ceramic hand wash basin. With a chrome heated towel rail, tiled flooring and a frosted window to the rear elevation.

External

To the front of the property there is a driveway with space for one car and a small garden with lavender bushes and an ornate tree. There is access to the rear garden through a

gate to the side.

To the rear there is a paved patio seating area which is accessible from the dining kitchen. a low maintenance Astroturf lawn and a garden bar with a fixed roof, providing the perfect space in which to relax and entertain on sunny days. The rear garden also benefits from overlooking the Valley.

Viewings

Viewings by Peter David Properties only. Please contact to arrange.

Directions

For Satnav please use the postcode HD6 1QW

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

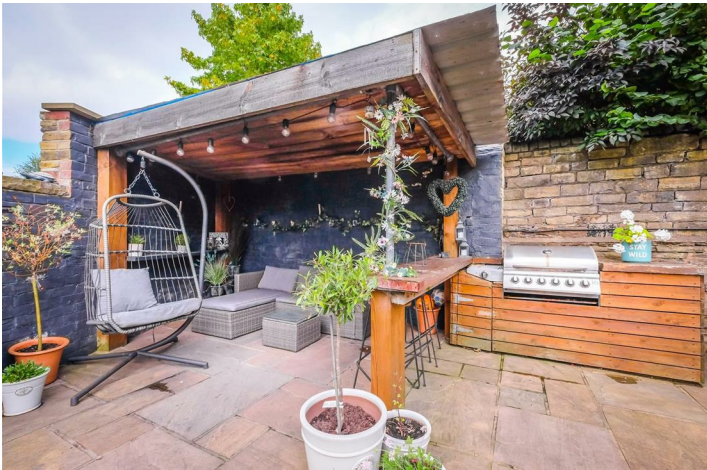
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



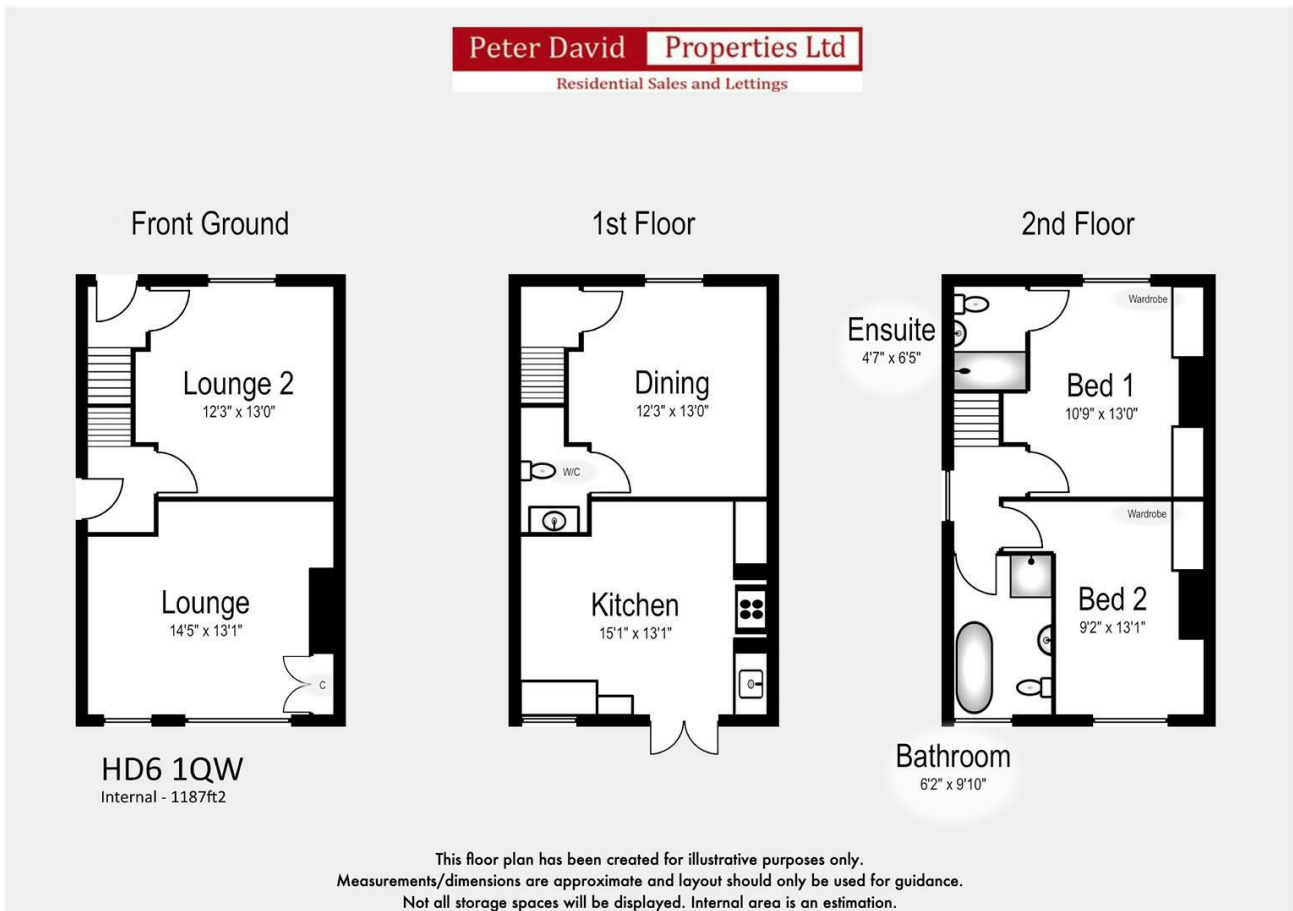
Hybrid Map



Terrain Map



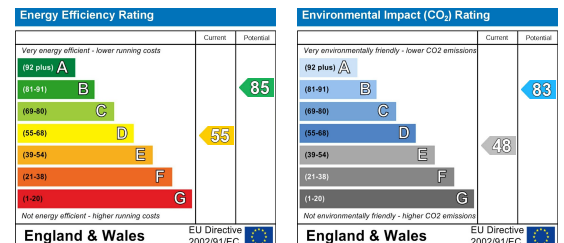
Floor Plan



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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