

Peter David

Properties Ltd

Residential Sales and Lettings



141 Smith House Lane

Brighouse, HX3 8XA

£230,000



141 Smith House Lane

Lightcliffe, Brighouse, HX3 8XA

£230,000



Offered to the open market with NO UPWARD CHAIN is this VERSATLE property, in need of modernisation but offering FLEXIBLE SPACE to suit modern life. The property benefits from a GARAGE to the rear, with a DRIVEWAY also offering off-road parking. Internally, the property comprises: an entrance hallway, a kitchen, a dining room, a living room, a third reception room / optional ground floor bedroom, two first floor bedrooms and a bathroom. The property is located in a HIGHLY CONVENIENT and desirable area, close to the town centre of Brighouse and not far from Halifax, the M62 network and excellent schools. This property offers an EXCITING OPPORTUNITY and is likely to be popular - book your viewing today!

****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

At the side of the property the entrance hallway has access to the ground floor WC, two reception rooms and a kitchen. There is also a staircase to the first floor accommodation.

Kitchen Diner

A good-sized kitchen diner with traditional wall and base units, space for appliances and an inset stainless steel sink and drainer. Also providing access to a useful under-stair storage space. There is a window to the rear aspect and access to the adjacent dining room.

Dining Room

A good-sized reception room providing access to the

kitchen, and with sliding doors to the living room. Window to the rear aspect.

Living Room

A large living room with a window to the front aspect and sliding doors from the dining room.

Ground Floor WC

A useful ground floor WC with corner hand basin. Window to the side aspect.

Bedroom Three

A ground floor bedroom which could also be used as a reception room, featuring a window to the front aspect.

Landing

Access to all first floor accommodation.

Bedroom One

A large double bedroom with a window to the rear elevation.

Bedroom Two

A double bedroom with a window to the front elevation.

Bathroom

A good sized bathroom with a three piece suite, comprising: a WC, a hand basin and a bath. There is access to a useful storage / airing cupboard.

External

The property has a driveway and a garage, with easy-to-maintain gardens to the front and rear.

Viewings

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

Directions

For Satnav please use the postcode HX3 8XA

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.



A map of the Lightcliffe area in West Yorkshire. The map shows a road network with A649 and A641. A red pin is placed on the road near BAILIFF BRIDGE. Other labels include 'Lightcliffe', 'OVE EDGE', and 'A64'. The Google logo is visible in the bottom left corner, and 'Map data ©2025 Google' is in the bottom right corner.

Peter David Properties Ltd

Residential Sales and Lettings

Front Ground

The Front Ground floor plan shows a Lounge (11'10" x 16'11") and Dining (9'10" x 10'0") area on the left. The Kitchen (10'11" x 10'0") is centrally located, featuring a storage area and stairs. To the right of the kitchen is a Garage (8'0" x 16'2"). Bed 3 (8'11" x 7'1") is located at the top right, with a bathroom and storage area adjacent to it.

1st Floor

The 1st floor plan shows Bedroom 1 (13'11" x 10'0") at the bottom and Bedroom 2 (12'0" x 11'6") at the top. A central staircase connects the two bedrooms. To the right of the staircase is a Bathroom (8'11" x 6'3") and a Storage area. A small closet labeled 'C' is located near the staircase.

HX3 8XA

Internal - 1073ft²

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.

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 61, Potential: 80

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-90) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Current: 61, Potential: 80

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.