

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 53 Lightcliffe Road

Brighouse, HD6 2DJ

£125,000





# 53 Lightcliffe Road

Waring Green, Brighouse, HD6 2DJ

**£125,000**



Offered to the market by a MOTIVATED SELLER and with NO UPWARD CHAIN, is this desirable two bedroom property. The property is minutes to Brighouse town centre and the bus station, as well as good schools. The property is currently occupied by a LONG-TERM TENANT, so the property offers a GREAT INVESTMENT OPPORTUNITY with low running costs and the potential for a great income. The property benefits from having a new boiler in 2023 for your peace of mind.

Internally comprising: living room, kitchen, two good sized bedrooms and a bathroom. The property is within walking distance of all local amenities and Lane Head Park. Viewings are recommended - book yours today!

## Living Room

14'9" x 11'5" (4.5m x 3.5m)

A good-sized living room with a window to the front aspect. The focal point is the gas fire, with a hearth and surround.

## Kitchen

12'5" x 10'5" (3.8m x 3.2m)

A good-sized kitchen with white tiled splashbacks and an inset stainless steel sink and drainer. There is space for free-standing appliances and the kitchen houses the boiler. Window to the front elevation and access to the vaulted storage cellar.

## Bedroom One

14'9" x 11'1" (4.5m x 3.4m)

A generous double bedroom with a window to the elevation

## Bedroom Two

11'9" x 6'6" (3.6m x 2.0m)

An L-shaped bedroom overlooking the rear of the property with room for wardrobes.

## Bathroom

8'10" x 5'6" (2.7m x 1.7m)

With a sink, W/C, bathtub and over bath shower. White tiling and radiator.

## Cellar

Providing a useful storage area.

## Directions

For Satnav please use the postcode HD6 2DJ

## 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

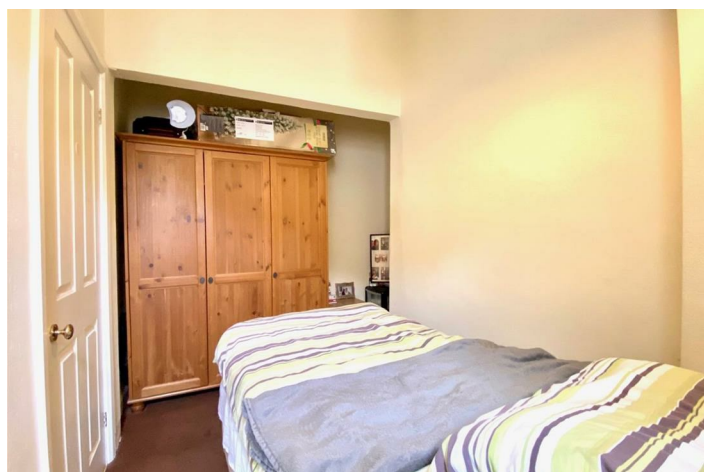
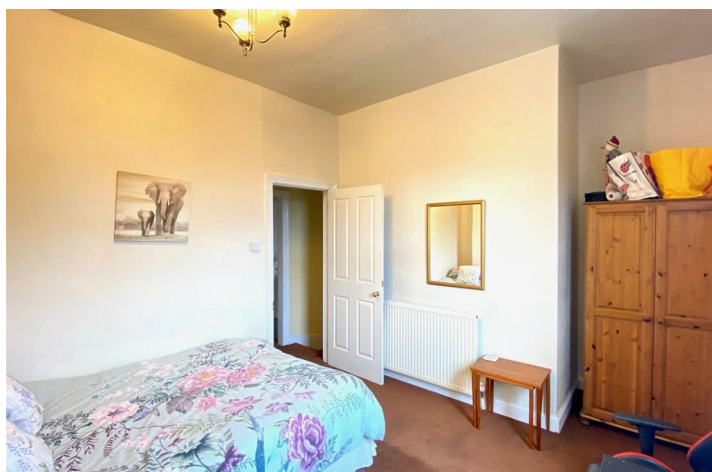
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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.

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## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

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Front Ground

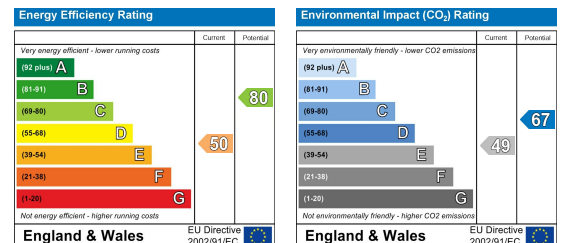
1st Floor

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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