

Peter David

Properties Ltd

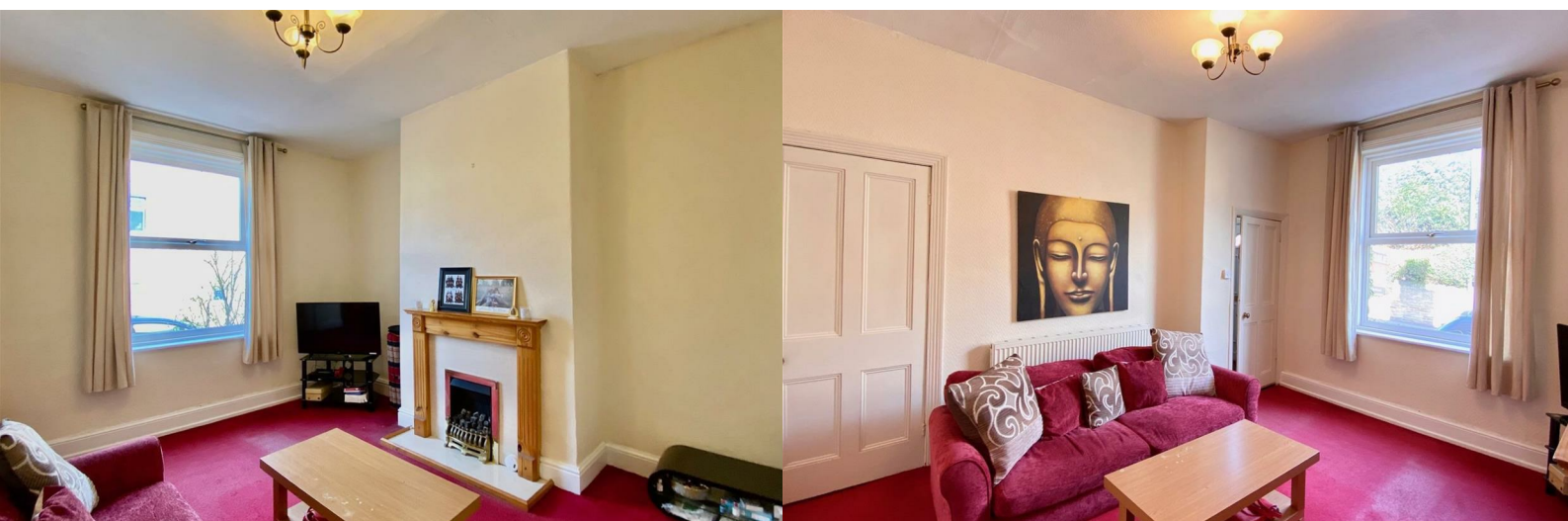
Residential Sales and Lettings



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 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.

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

Peter David Properties Ltd

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Front Ground

Lounge

Kitchen

1st Floor

Bed 1

Bed 2

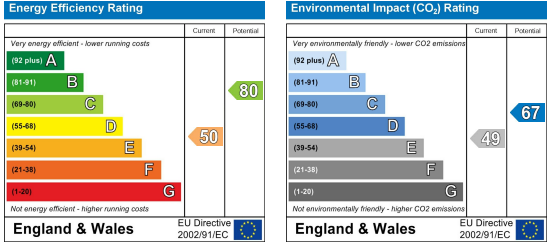
Bathroom

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



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.