

# Peter David

# Properties Ltd

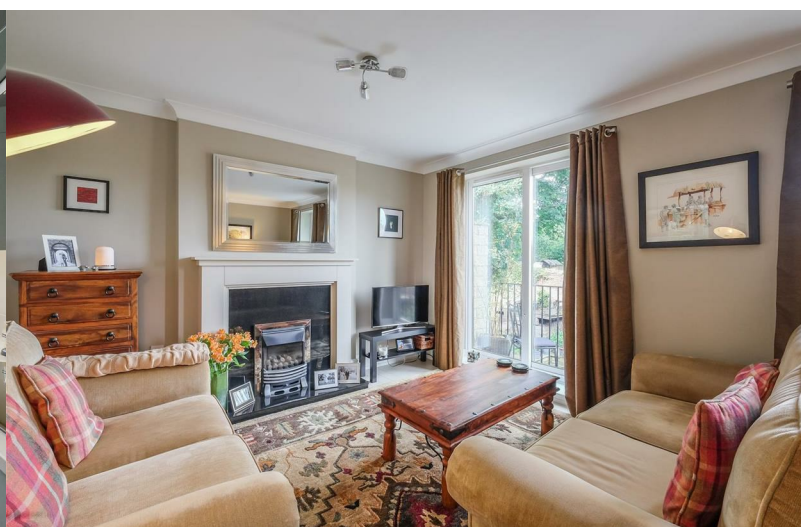
Residential Sales and Lettings



## 17 Larkfield Court

Brighouse, HD6 1AW

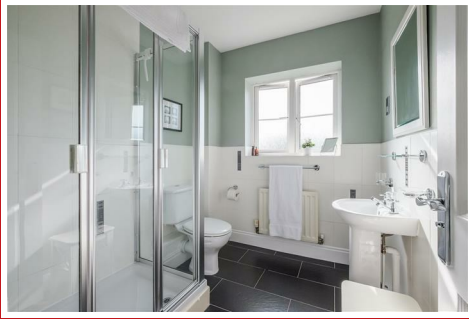
Offers Over £285,000



# 17 Larkfield Court

Brighouse, Brighouse, HD6 1AW

**Offers Over £285,000**



Welcome to 17 Larkfield Court, Brighouse - a charming town house that is the epitome of an ideal family home. This property boasts four bedrooms, with accommodation spread over three floors, offering a spacious and flexible layout that is perfect for a growing family.

One of the standout features of this lovely home is the updated kitchen with quartz worktops and integrated appliances. From the living room you can step outside onto the balcony and take in the serene view of the landscaped garden. This peaceful outdoor space is perfect for enjoying a morning cup of tea or hosting a summer barbecue with friends and family.

There is an integral garage, providing convenient parking and storage space and private drive.

As you explore the property, you'll notice that it has been tastefully presented throughout, exuding a sense of warmth and comfort. From the welcoming living spaces to the cosy bedrooms, every corner of this house has been carefully designed to make you feel right at home.

Don't miss the opportunity to make this wonderful property your own. With its ideal location close to local schools, amenities and transport links, Please contact us 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**

Providing access to the kitchen, garage and w/c as well as understairs storage.

## **W/C**

A downstairs w/c accessed from the entrance hallway with sink and w/c

## **Kitchen Diner**

The kitchen is on the ground floor with an open plan dining room and french doors opening onto the garden. The fitted kitchen has a wine cooler, dishwasher, fridge freezer, Bosch ovens and hob. White quartz worktops provide plenty of work surface space and under cupboard lighting and ceiling spotlights create a warm atmosphere.

## **Living Room**

On the first floor to the rear of the property, the living room overlooks the garden from an elevated position and has a balcony accessed through French doors. A light, neutral and homely colour scheme is perfectly in keeping with the home, providing a relaxing space in which to entertain and unwind. A feature fireplace provides the focal point.

## **Bedroom One**

A double bedroom on the first floor overlooking the front of the property.

## **En-Suite**

With bath, sink and w/c

## **Bedroom Two**

A double bedroom on the second floor overlooking the rear of the property with a fitted wardrobe.

## **Bedroom Three**

A second floor double bedroom overlooking the front of the property.

## **Bedroom Four**

A single bedroom to the rear of the home overlooking the garden.

## **Garage**

An integral garage has access from the ground floor corridor and an external up and over electric door,

providing the option of parking space, storage and utility space with water plumbed in.

### External

With a driveway to the front and a landscaped garden to the rear with mature shrubs and border plants around a gravelled courtyard..

### Directions

For Satnav please use the postcode HD6 1AW

### 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**  
 Residential Sales and Lettings

Front Ground

1st Floor

2nd Floor

**HD6 1AW**  
Internal - 1465ft<sup>2</sup>

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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.