

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 341 Bradford Road

Calderdale, HD6 4BS

**£115,000**



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Brighouse, Calderdale, HD6 4BS

**£115,000**



A perfect opportunity to purchase this Two Bedroom home located on Bradford Road in Brighouse! This delightful house boasts two double bedrooms, each equipped with its own en-suite bathroom for added convenience and privacy.

The property has a spacious layout with an open living room / kitchen, as well as a cellar and utility space providing extra room for storage and added practicality. The well-presented interior offers a warm and inviting atmosphere, perfect for creating a cosy home.

Situated in a handy location, you'll find yourself just a stone's throw away from local shops and excellent transport links, making daily errands and commutes a breeze. Additionally, the off-road parking space ensures that you'll never have to worry about finding a spot for your vehicle.

Don't miss out on the opportunity to make this lovely property your new home sweet home in Brighouse!

Internal accommodation comprises: A living room and open kitchen, utility space at the top of the stairs leading down to a cellar, two double bedrooms on the first floor and two en-suite bathrooms.

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

## **Open Living Kitchen**

16'8" x 14'9" (5.1m x 4.5m)

The open plan living space has white floor and wall units to two sides with plenty of work surface and

storage space. There is an oven, hob and sink. With plenty of floorspace for a sofa and dining table, this is a great space in which to relax and entertain.

## **Utility**

4'3" x 4'3" (1.3m x 1.3m )

To the top of the cellar stairs is a useful storage space which also has plumbing for a washing machine.

## **Cellar**

16'4" x 5'6" (5.0m x 1.7m )

Ideal storage space.

## **Bedroom One**

14'9" x 14'1" (4.5m x 4.3m )

A well sized L-shaped double bedroom with a window overlooking the garden space and access to the En-Suite

## **En-Suite One**

With a sink, W/C and oversized shower.

## **Bedroom Two**

8'2" m x 14'9" (2.5 m x 4.5m)

A double bedroom with a window overlooking the garden area and access to its own En-Suite.

## **En-Suite Two**

With a shower, sink and W/C

## **External**

There is a parking space opposite the front door, which could also be utilised as a low maintenance garden space.

## **Directions**

For Satnav please use the postcode HD6 4BS. The property is a back to back and accessed through the passageway to the rear of the building.

## 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.

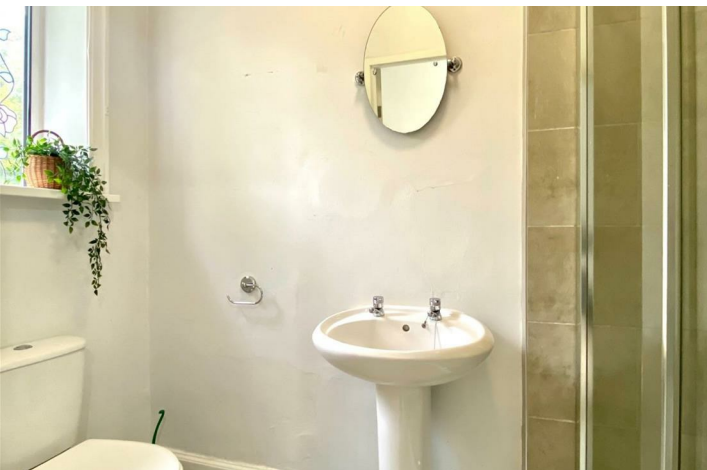
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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



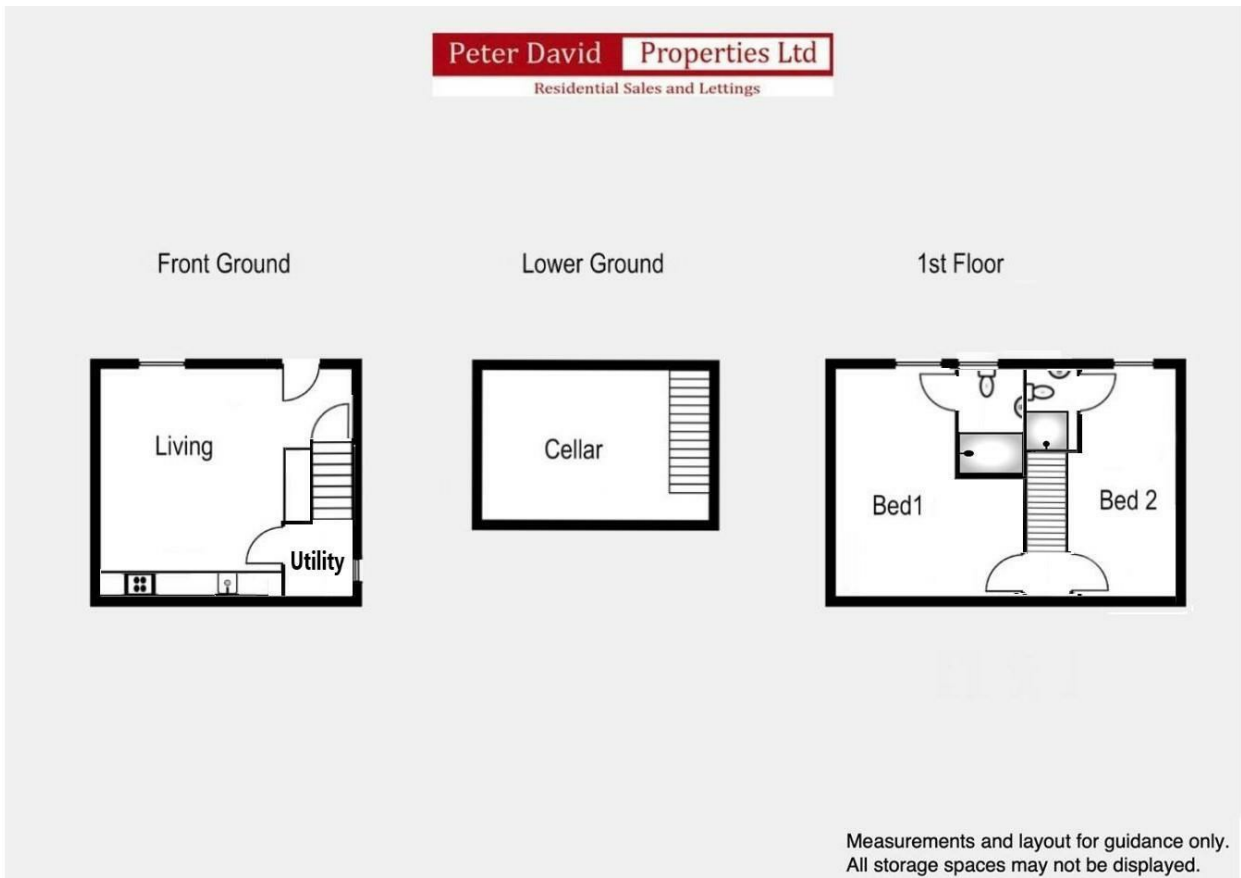
## Hybrid Map



## Terrain Map



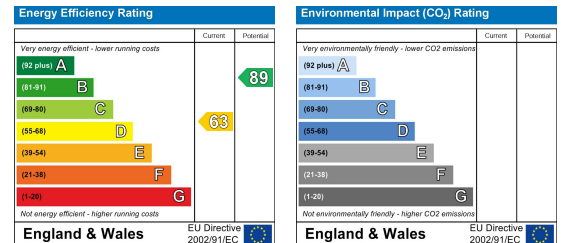
## Floor Plan



## 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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