

Peter David

Properties Ltd

Residential Sales and Lettings



10 Stanley Street

Calderdale, HD6 1SX

£169,950



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Brighouse, Calderdale, HD6 1SX

£169,950



Welcome to this charming three-bedroom house located on Stanley Street in Brighouse. This well-presented property is a perfect blend of comfort and convenience, situated within walking distance of the vibrant Brighouse town centre. The property has been REDECORATED and benefits from NEW CARPETS throughout, as well as a NEW ROOF.

The property features: a spacious living room, an open plan kitchen diner perfect for entertaining guests, two double bedrooms, a single bedroom and a bathroom. The rear yard offers a private outdoor area.

Conveniently located close to schools, shops, and transport links, this home is not only aesthetically pleasing but also practical for everyday living. Additionally, the property is offered for sale with NO ONWARD CHAIN, making the purchasing process smooth and hassle-free.

Don't miss out on the opportunity to make this house your home - contact us today to arrange a 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 Porch

Providing access in from the front door and onto the living room.

Living Room

Overlooking the front of the property with a light and neutral colour scheme and grey carpets and recently installed gas fire.

Dining Room

Open plan from the kitchen, with ample flexible space.

Kitchen

A good-sized kitchen which is open plan to the dining room, with wall and base units, space for free-standing appliances and an integral oven and gas hob. Access to the rear and a window providing natural light.

Cellar

A good-sized vaulted cellar.

Bedroom One

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

Bedroom Two

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

Bedroom Three

A third bedroom with a window to the front elevation.

Bathroom

The bathroom has half-tiled walls and a white three piece suite, comprising: a WC, a hand basin and a bath with an overhead shower.

External

To the rear of the property there is an enclosed patio area.

Directions

For Satnav please use the postcode HD6 1SX

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



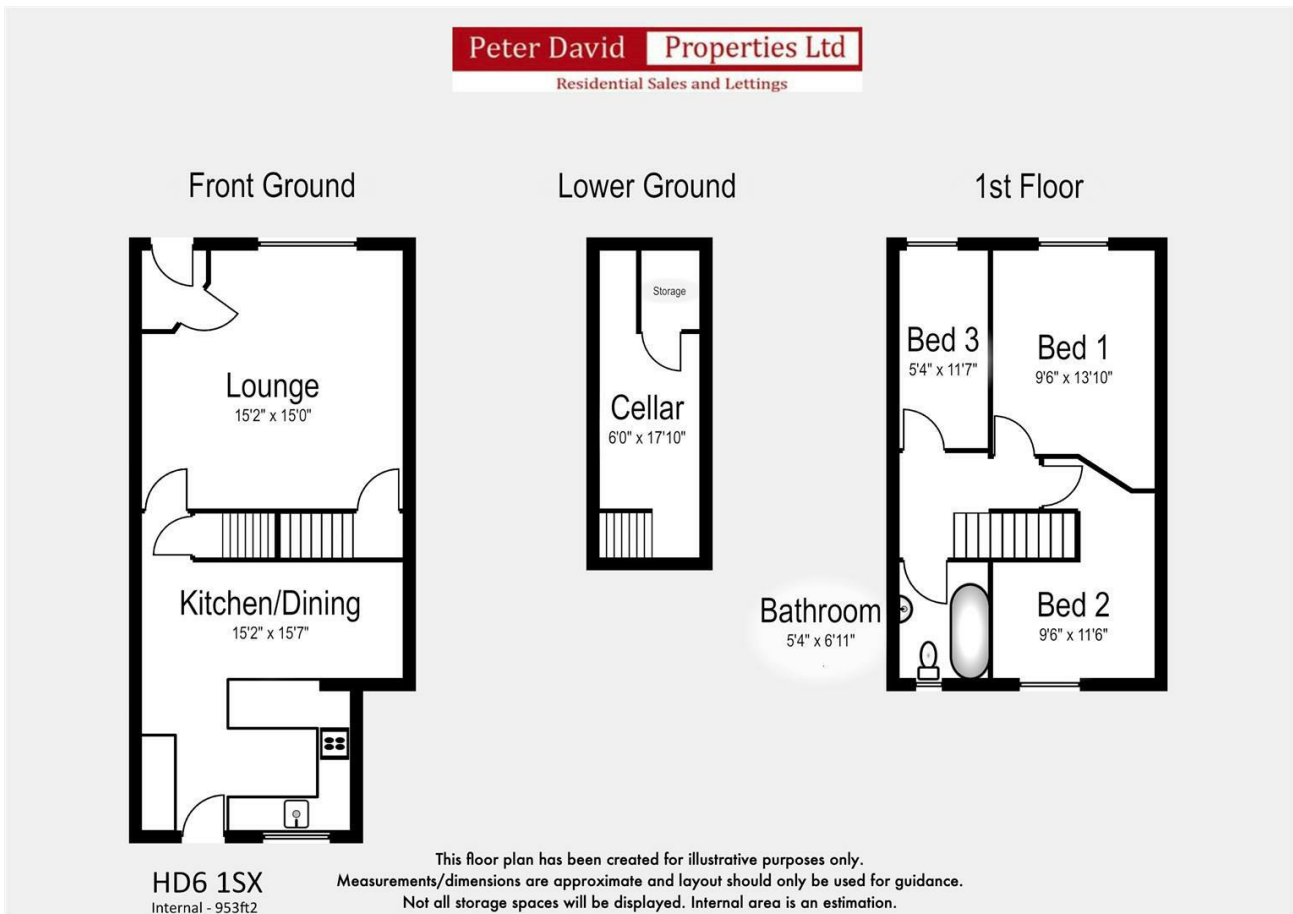
Hybrid Map



Terrain Map



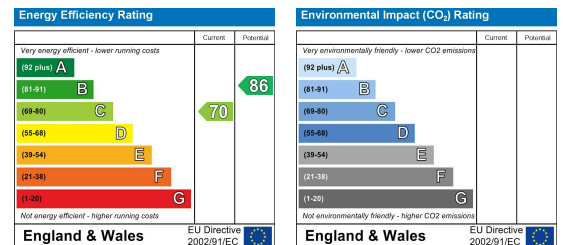
Floor Plan



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



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.