

Peter David

Properties Ltd

Residential Sales and Lettings



23 Carr Street

Calderdale, HD6 4AZ

Offers Over £160,000



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Brighouse, Calderdale, HD6 4AZ

Offers Over £160,000



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

Welcome to Carr Street, Brighouse - a charming two-bedroom semi-detached family home that is sure to capture your heart! This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

With two double bedrooms, the home has a practical layout, offering ample space for a growing family or visiting guests. The property features a well-maintained and a mature garden, providing a tranquil outdoor space to unwind after a long day.

Although this home is in need of modernisation, it has been lovingly looked after, presenting a fantastic opportunity for you to add your personal touch and create the home of your dreams. Situated in an ideal location, you'll be within easy reach of local amenities, making daily errands a breeze.

Don't miss out on the chance to own this wonderful property in Brighouse - a perfect blend of character, potential, and convenience. Book a viewing today and start envisioning the endless possibilities that this home has to offer!

Entrance Hallway

Entering from the front of the house, the entrance hall leads into the living room and upstairs to the first floor accommodation.

Living Room

Overlooking the front of the home with a bay

window, a gas fireplace as a focal point which is also back lit, and has a light and neutral colour scheme.

Dining Room

Overlooking the rear of the property with views over the garden, the dining room also has a feature gas fireplace and continues with the neutral colour scheme.

Kitchen

A small kitchen provides a sink, cooker and hob, and space for a washing machine, as well as worksurface and storage space. There is also access out to the side of the property.

Bedroom One

A double bedroom overlooking the front of the property with built in storage over the staircase.

Bedroom Two

A double bedroom to the rear of the property with built in cupboard space.

Bathroom

A tiled bathroom suite with a sink, w/c, heated towel rail, bath tub and over bath shower.

External

With a lawn and mature shrubs to the front of the property, a pathway leading down the side of the house and onto the rear garden. The rear garden has a well sized lawn, storage shed, boarder plants and hedges - an ideal space for sunny days.

Directions

For Satnav please use the postcode HD6 4AZ

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.

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

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



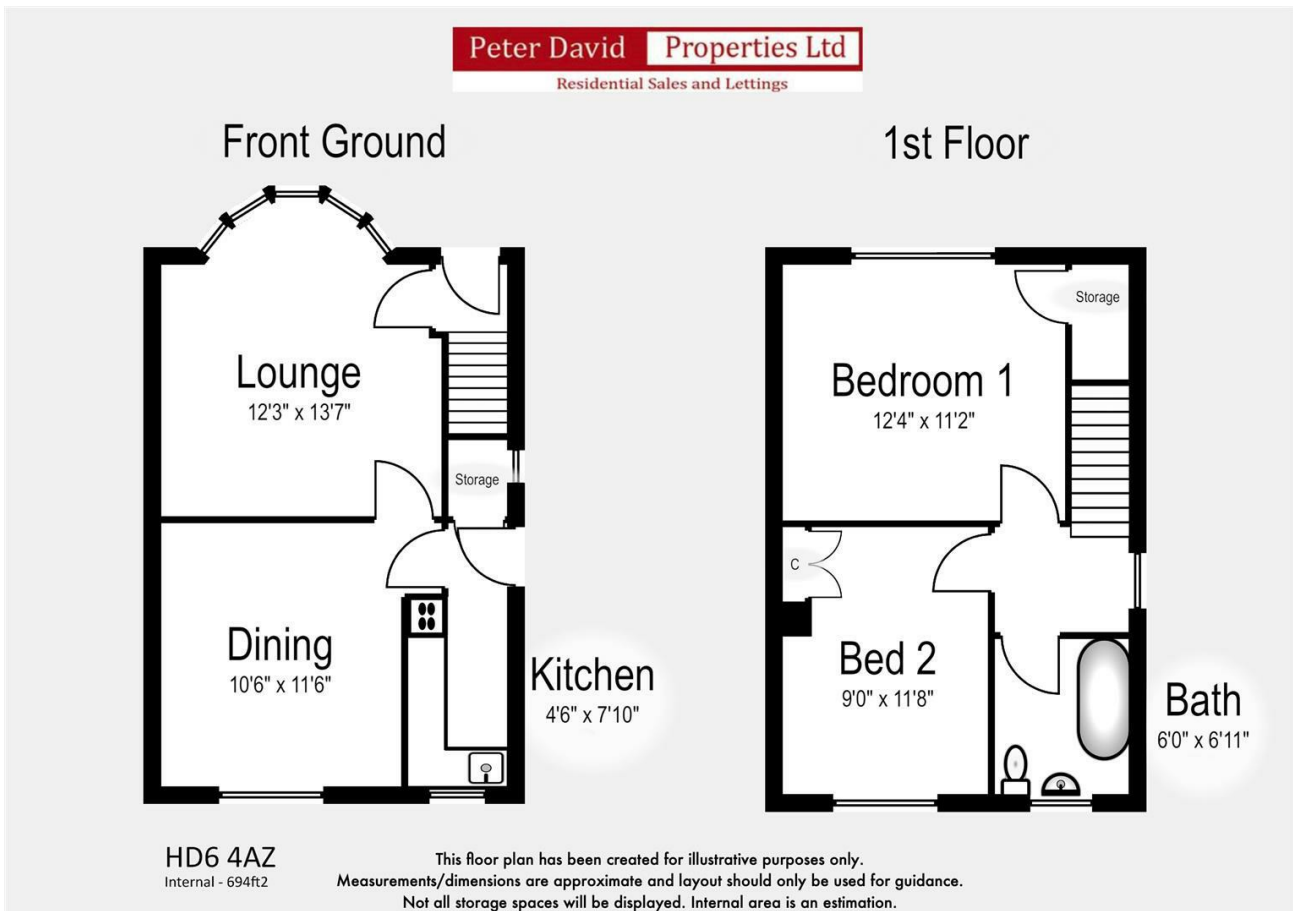
Hybrid Map



Terrain Map



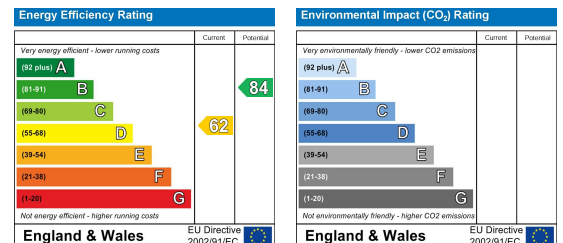
Floor Plan



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.