

Peter David

Properties Ltd

Residential Sales and Lettings



39 Robin Hood Way

Brighouse, HD6 4LA

£525,000



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Clifton, Brighouse, HD6 4LA

£525,000



Welcome to Robin Hood Way, Clifton - a charming location that could be the perfect setting for your new home. This stunning four-bedroom detached house offers not just a property, but a lifestyle.

As you step inside, you'll be greeted by two reception rooms, providing ample space for entertaining guests or simply relaxing with your family. An integrated kitchen diner provides the perfect environment for cooking for your loved ones. The property also boasts two bathrooms, ensuring convenience for all members of the household.

Situated on a large corner plot, this home is surrounded by landscaped gardens, offering a serene escape from the hustle and bustle of everyday life. The double garage and gated driveway provide ample off road parking for multiple vehicles, ensuring both security and convenience.

The spacious accommodation within this property is perfect for those looking for room to grow and make memories. The sought-after location is ideal for families, with local schools, amenities, and transport links all within easy reach.

Don't miss out on the opportunity to make this house your home - book a viewing today and start envisioning the life you could lead in this wonderful property on Robin Hood Way.

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

Entering from the front of the home, the entrance hall provides access to the ground floor accommodation.

Living Room

A large living space running the full depth of the property overlooking both the front and rear of the home. With ceiling spotlights, a feature fireplace and patio doors opening onto the rear garden, this bright and airy space makes for a lovely reception room.

Kitchen

An integrated fitted kitchen with underfloor heating. Appliances include a built in oven and hob with extractor, microwave, dishwasher and washing machine as well as a fridge freezer. A hot tap adds further practicality. There is also a breakfast bar and access out to the side of the home.

Dining Room

Overlooking the front of the home, the dining room has ceiling spotlights, hard wood flooring, a media wall and plenty of space for a dining table.

W/C

With a sink and W/C this downstairs toilet is a practical addition to the home.

Landing

An oak staircase leads up to the first floor accommodation and a spacious landing leads onto all four bedrooms and the bathroom suite.

Bedroom One

Overlooking the front of the home with fully fitted wardrobes providing ample storage space. Ceiling spotlights, cream carpets and a light, neutral colour scheme provide a lovely homely feel.

En-Suite

With a walk in shower, sink and w/c . Tiled flooring throughout and ceiling spotlights.

Bedroom Two

A double bedroom overlooking the front of the home with fitted wardrobes.

Bedroom Three

A double bedroom overlooking the rear of the home with fitted wardrobes.

Bedroom Four

A well sized single bedroom to the rear of the home which is currently utilised as a home office.

Bathroom

A four piece bathroom suite with underfloor heating, a bathtub, separate shower, sink and W/C as well as a heated towel rail and ceiling spotlights.

External

Electric gates for the driveway for multiple cars. Electric door to the detached double garage. Gardens to front rear and side of the home. with a lawn and patio. Mature trees provide privacy to the borders.

Directions

For Satnav please use the postcode HD6 4LA

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



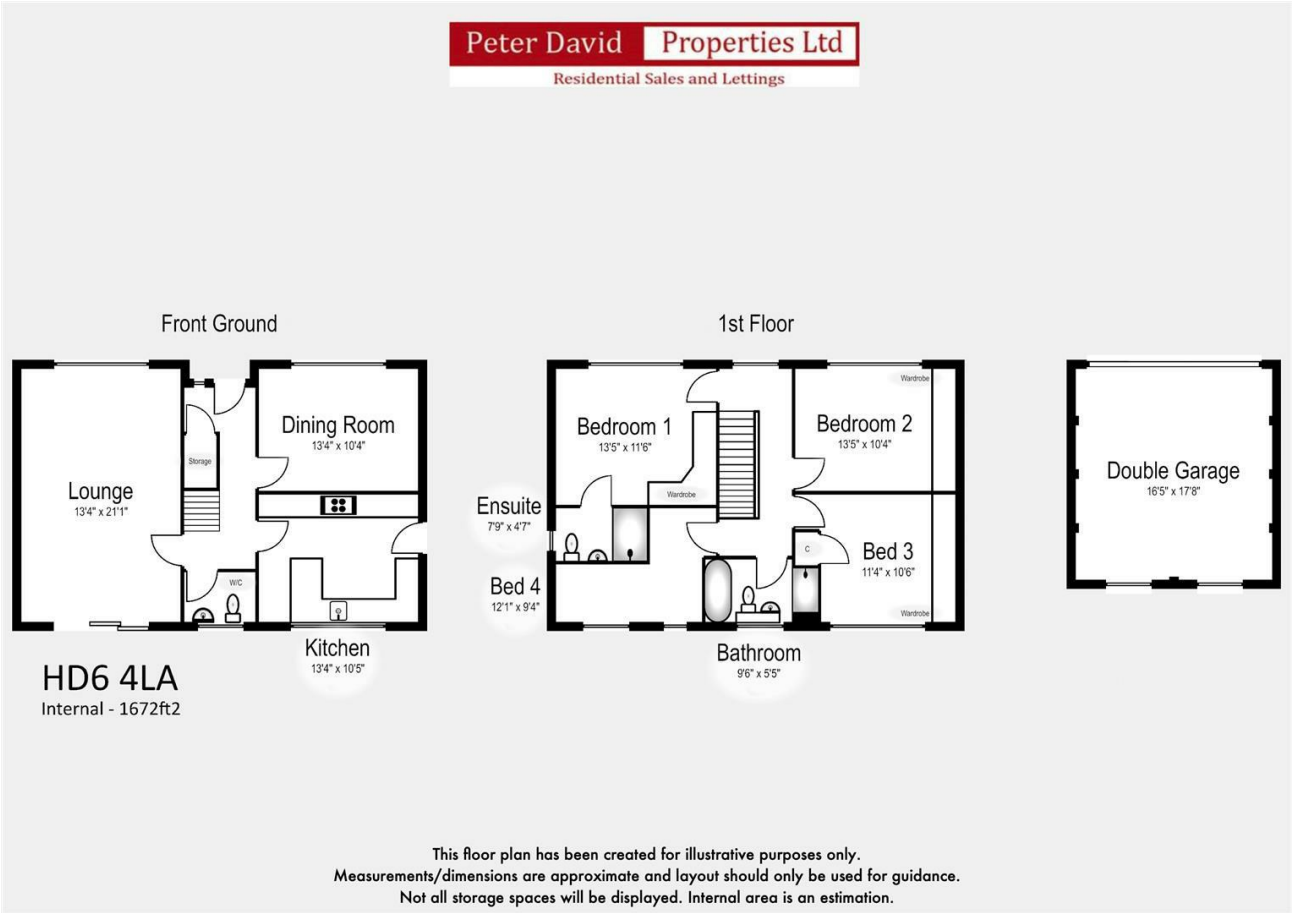
Hybrid Map



Terrain Map



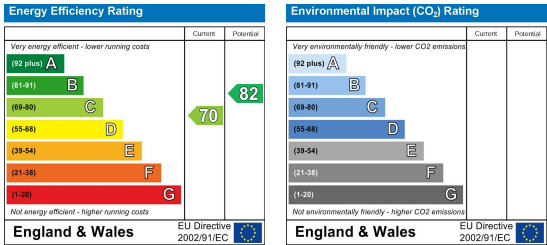
Floor Plan



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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