

Peter David

Properties Ltd

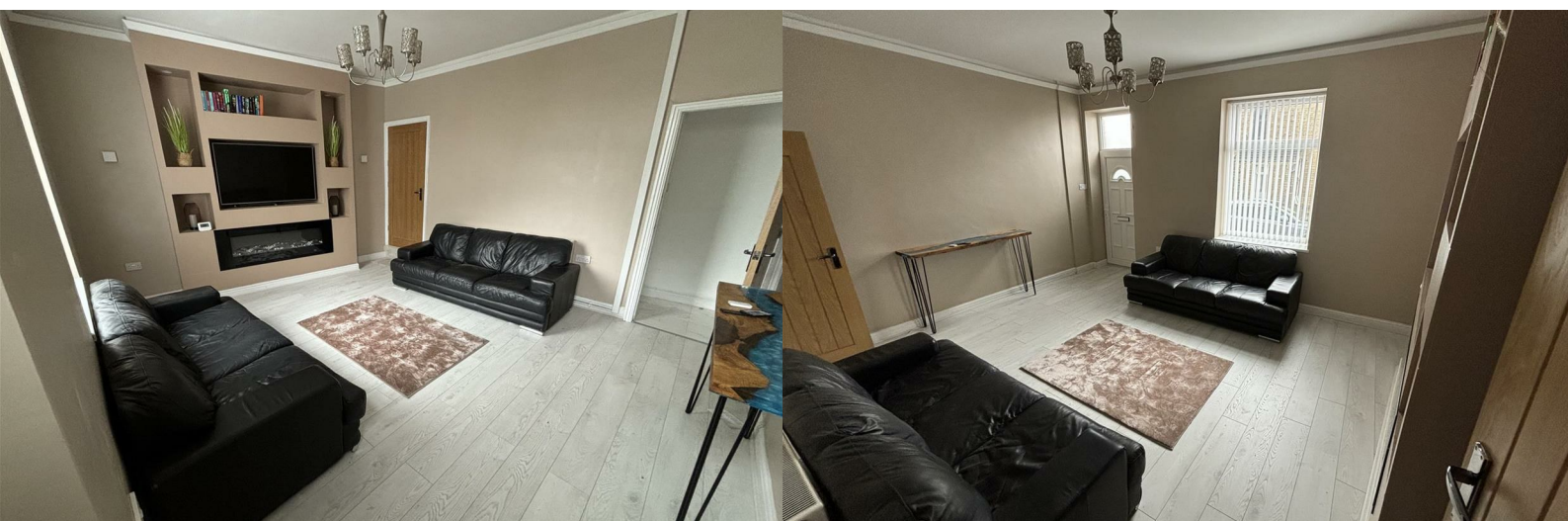
Residential Sales and Lettings



1 Piggott Street

Brighouse, HD6 2DP

£110,000



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Offered to the market in the convenient location of Brighouse, just minutes from the town centre is this well-presented two bedroom property. The property comprises: a living room, a good-sized kitchen with access to a storage cellar, two bedrooms and a bathroom. The property is close to the M62 network and good primary schools, making it the ideal home for a professional couple, single occupant or first time buyers. The property would also make a good investment property with an achievable rent of £700pcm. Internal viewings are recommended to appreciate this property - book yours today!

Living Room

The living room overlooks the front of the home and has laminate flooring and a warm, earthy colour scheme. A media wall provides the focal point with wall mounted lighting and space for a wall mounted television.

Kitchen

To the rear of the property, the kitchen has wooden base and wall units with dark counter tops and contrasting white marble effect floor tiling. With plenty of work surface and storage space, this kitchen offers a fantastic cooking space.

Bedroom One

A double bedroom overlooking the front of the property.

Bedroom Two

A well sized single bedroom to the front of the home.

Bathroom

With a bath tub and shower head, sink, w/c and heated towel rail. The bathroom is tastefully finished with dark grey tiling.

Cellar

Ideal for additional storage space.

Directions

For Satnav please use the postcode HD6 2DP

Viewings

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

Mortgages

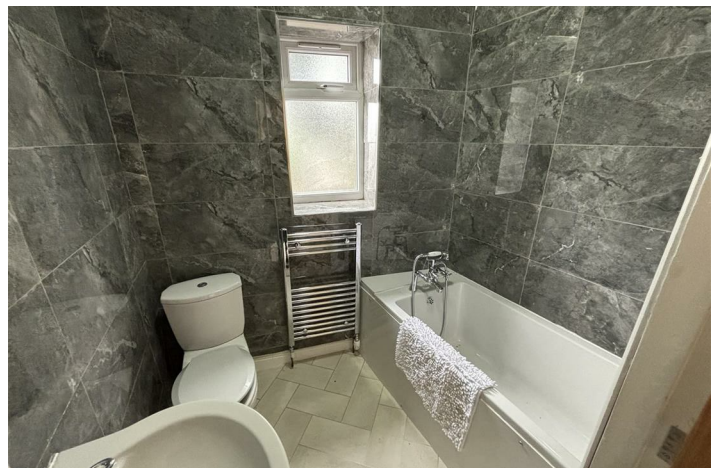
We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

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



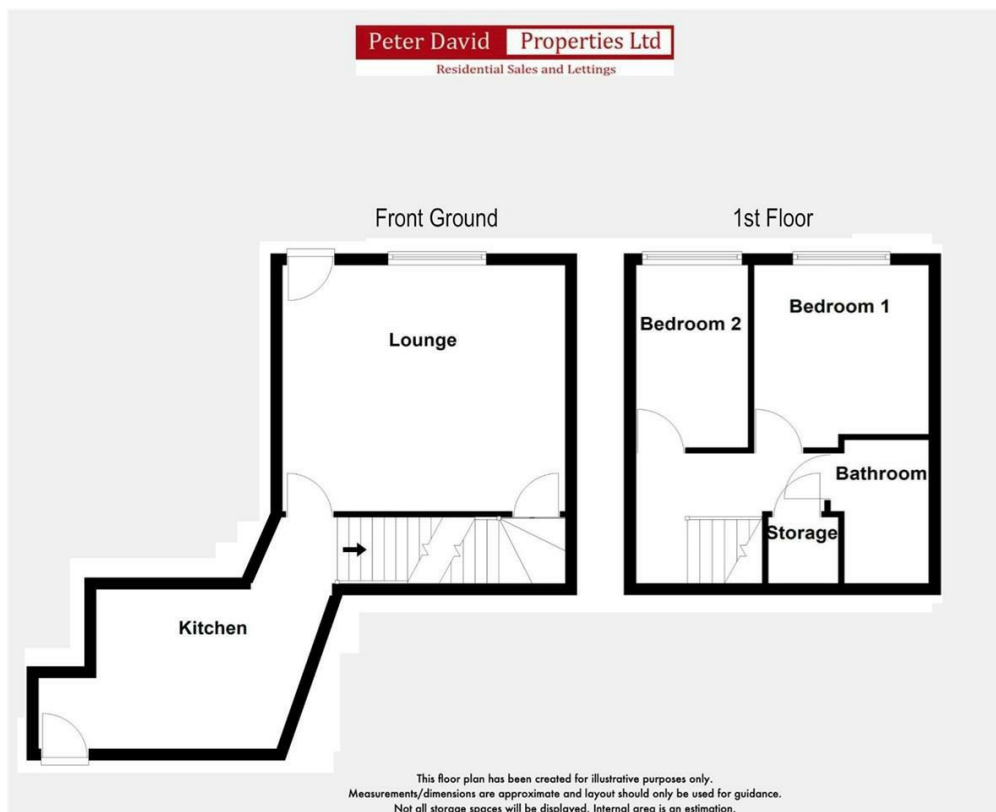
Hybrid Map



Terrain Map



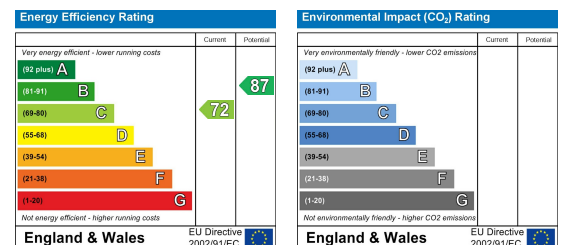
Floor Plan



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.