

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 1, 3 & 5 John Street

Brighouse, HD6 2DY

£250,000





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Lane Head, Brighouse, HD6 2DY

**£250,000**



Situated on John Street in Brighouse, this remarkable detached house presents a unique opportunity for discerning buyers and investors alike. Originally comprising an off-licence corner shop and two terrace properties, this expansive residence has been transformed into a single, spacious home. - 1,3 & 5 John Street.

Boasting three well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The three bedrooms provide comfortable accommodation, while the two bathrooms ensure convenience for family living or guests. The layout is versatile, making it an ideal choice for those seeking a family home or a lucrative investment.

The property's prime location is a significant advantage, as it is situated close to the town centre, providing easy access to a variety of amenities, shops, and local schools. This accessibility enhances the appeal for families and professionals alike, making it a desirable area to live.

For investors, this property holds exceptional potential. With the possibility to revert back to three separate homes, it offers a fantastic opportunity to maximise rental income or create individual living spaces.

A private garden space to the rear of the property provides a great outdoor space to relax and unwind.

In summary, this property on John Street is not just a house; it is a canvas for your vision, whether that be a family residence or a strategic investment. Do not miss the chance to explore the possibilities that this unique property has to offer.

## Living Room

Entering through number 3 - the living room overlooks the front and rear of the property with a light and neutral colour scheme.

## W/C

Accessed from the living room with a w/c and sink.

## Kitchen

With cream base and wall units, tiled flooring and a light yellow colour scheme, the kitchen provides plenty of work surface and storage space with a window to the front and rear of the property. There is access down to one of the cellars.

## Dining Room

With external access out through the door of number 5, the dining room has a feature fireplace, a yellow colour scheme to the walls and a window overlooking the front of the property. An original staircase runs upstairs next to this room which was blocked off during the conversion into one property, but could be reinstated if you wish.

## Utility Room

With a window to the side of the property, white tiling and white colour scheme, the utility room is home to the boiler and provides space for a washer and drier

## Former shop floor

An expansive space which is currently used for storage and not photographed, with the potential to utilise as additional reception space.

## First Floor Living Room

Situated upstairs above the former shop floor, this living room has dual aspect windows over the front and side of the property. With laminate flooring and a magnolia colour scheme this is a light and airy space in which to relax and entertain.

## Bedroom One

A spacious double bedroom overlooking the front of the property with access to an en-suite shower.

## En-Suite

With a shower and sink accessed from the master bedroom.

## Bedroom Two

A second double bedroom with a light and neutral colour scheme overlooking the front of the property.

### Bedroom Three

A third bedroom in a light yellow colour scheme overlooking the side of the property,

### Bathroom

The house bathroom has white tiling throughout with a bath tub, sink, w/c and storage cupboard.

### Cellars

There are two cellars within the property ideal for storage space.

### Directions

For Satnav please use the postcode HD6 2DY

### 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.

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Road Map



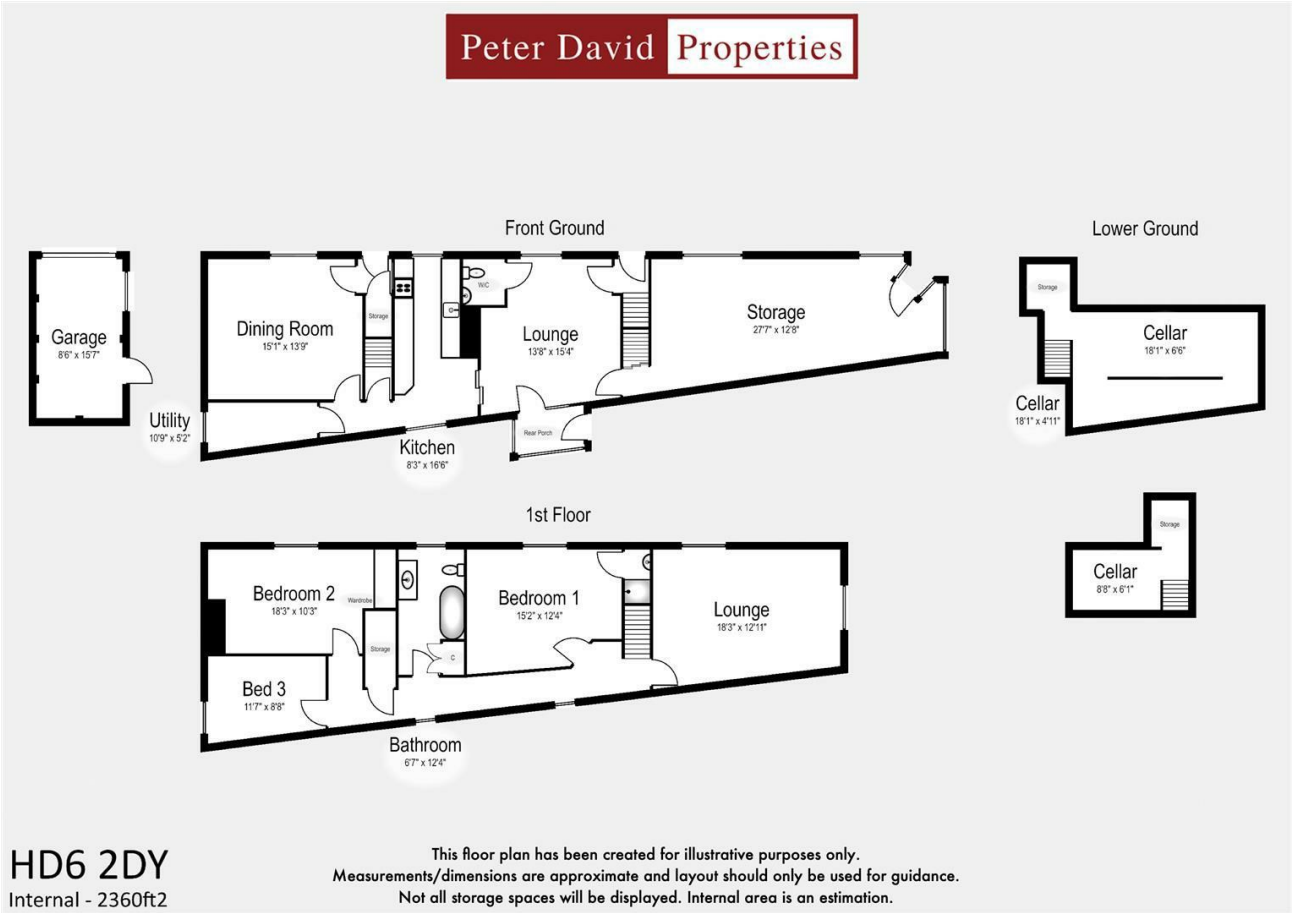
Hybrid Map



Terrain Map



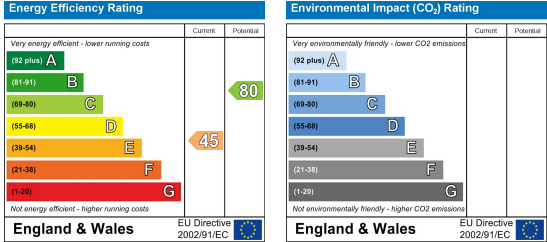
Floor Plan



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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