

Peter David

Properties Ltd

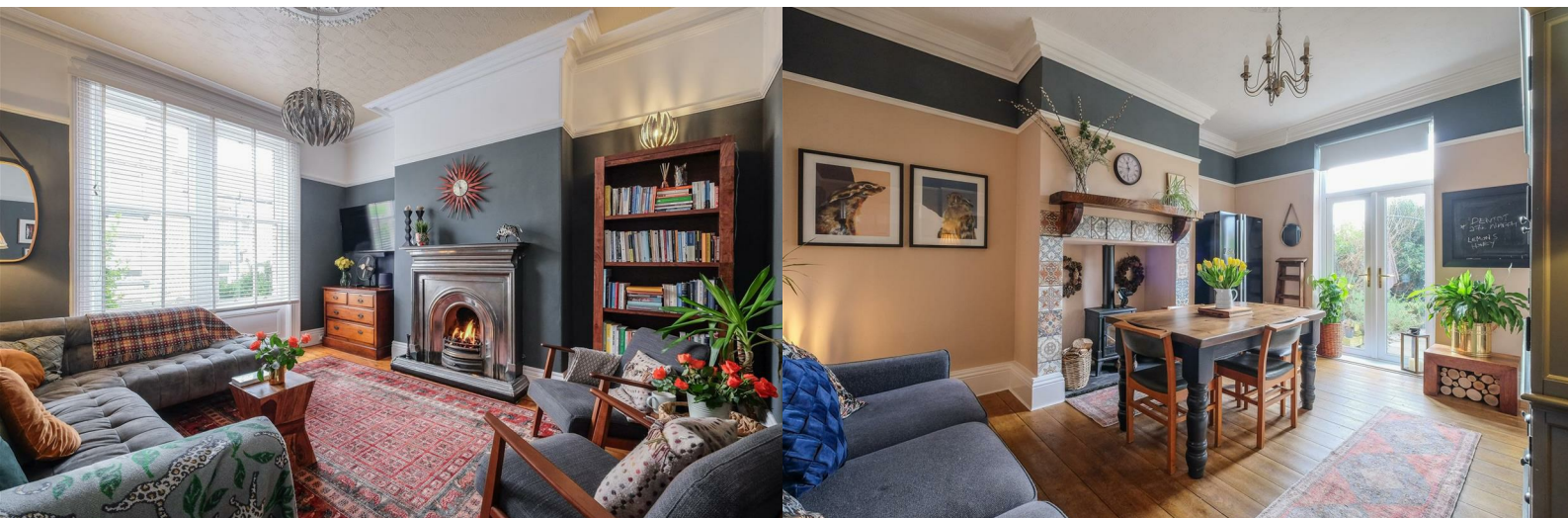
Residential Sales and Lettings



13 Anvil Street

Brighouse, HD6 1TP

£320,000



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A perfect opportunity to purchase this character five bedroom mid-terrace property, situated in a convenient and sought after location, close to Brighouse town centre. The property is also close to good primary and secondary schools and within easy reach of the M62 network, making it ideal for those commuting to Leeds, Bradford, Halifax or Manchester.

Immaculately presented throughout and sympathetically renovated to bring the home up to date whilst keeping character features, this property offers the perfect combination of style and practicality. The deceptively spacious accommodation would make the perfect family home and therefore is well worth an internal viewing.

The accommodation briefly comprises: an entrance hallway, a living room, a kitchen, a dining room, four double bedrooms, a single bedroom, a shower room and a house bathroom. The property further benefits from a cellar which is ideal for storage, central heating. There is a lovely low-maintenance garden space to the rear of the home and the property also benefits from a garage space on a lease agreement.

Please contact Peter David Properties to arrange your viewing today!

*** 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

With a tiled floor and a character staircase, the entrance hallway provides access to the living room and dining room, as well as down to the cellar and up to the first floor accommodation.

Living room

A spacious, light and airy living room which benefits from a large gas fire set into a stainless steel fireplace and a granite hearth. With exposed wooden flooring and a window to the front aspect. A contemporary Farrow and Ball colour scheme highlights the feature details such as cornicing and ceiling rose.

Dining room

Overlooking the rear of the property with French doors opening onto the garden, the dining room benefits from a from a multi-fuel stove, set into a large exposed stone fireplace. Tastefully presented in keeping with the home, the dining room leads into the kitchen.

Kitchen

A fitted country cottage kitchen with forest green cupboards, open wooden shelving and wooden worktops provide ample storage and worksurface space. The kitchen features an oven and hob, with a Belfast sink as well as space for a washing machine.

Landing

A spacious landing providing access to the first floor accommodation.

Bedroom Three

A double bedroom with fitted wardrobes, a Victorian feature fireplace and a window to the rear elevation.

Bedroom Four

A second double bedroom with a Victorian feature fireplace and a window to the front elevation.

Bedroom five

With wooden flooring and a window to the front elevation, currently used as an office / study.

Bathroom

The fully tiled four piece suite comprises; WC, a bath, a large walk in shower, and a hand basin, with a window to the rear elevation.

Second Floor Landing

A second landing provides access to the second floor accommodation and benefits from a stained glass ceiling lantern allowing natural light into the space from above.

Bedroom One

A spacious double bedroom benefits from a Victorian feature fireplace, a Velux window to the front and a second large window to the front elevation.

Bedroom Two

A double bedroom with a Victorian feature fireplace and a window to the rear elevation.

Shower room

Located to the second floor is this second three piece suite which comprises: a WC, a hand basin with tiled splashbacks, a chrome heated towel rail, a walk in shower cubicle and also provides access to the loft hatch.

Garage

Situated to the rear of the property the garage is ideal parking and storage space. The garage is leased at £150 per annum.

External

Externally the property further benefits from a Yorkshire stone patio to the front and a private enclosed rear garden providing a perfect environment to unwind on sunny days.

Directions

For Satnav please use the postcode HD6 1TP

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



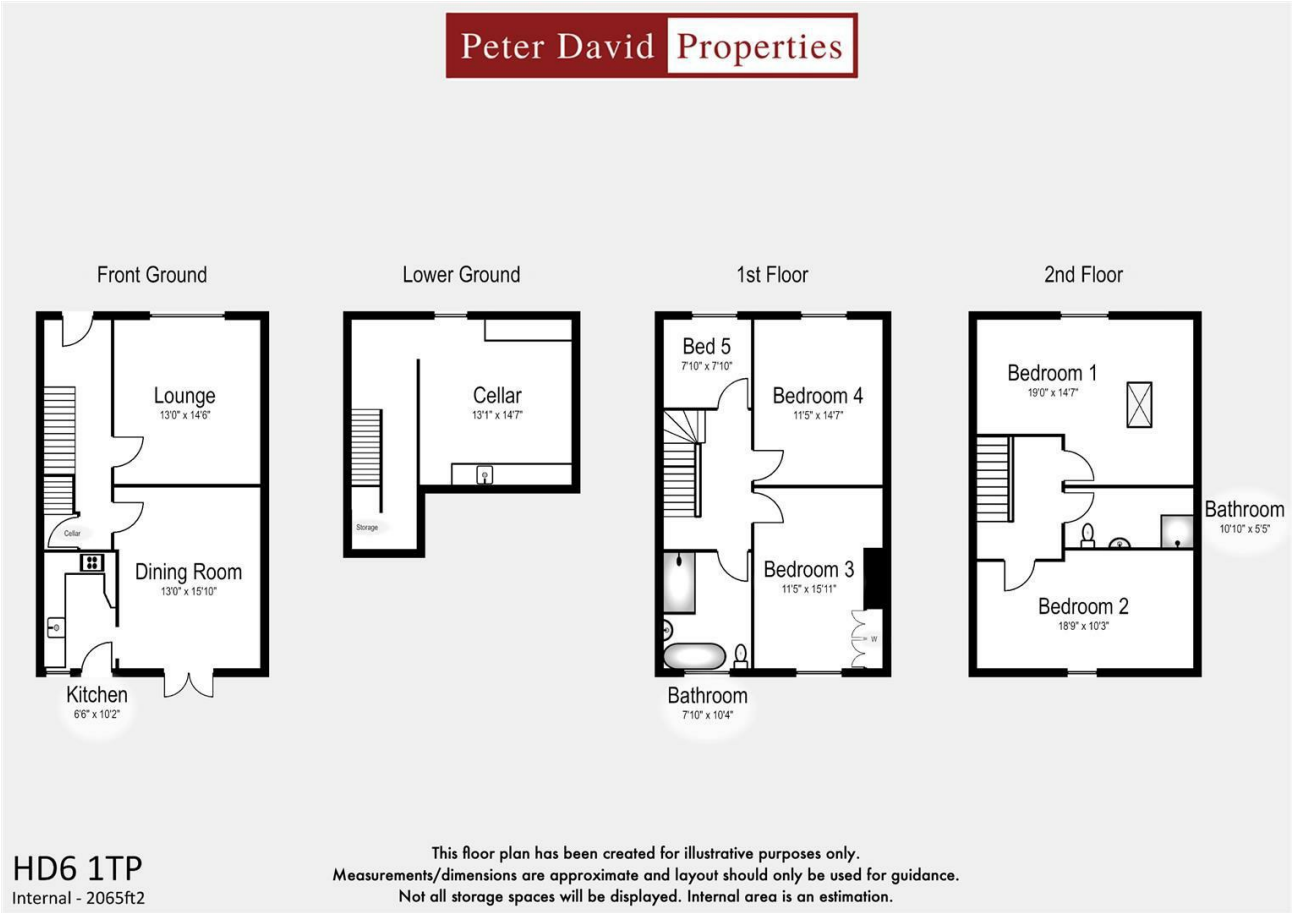
Hybrid Map



Terrain Map



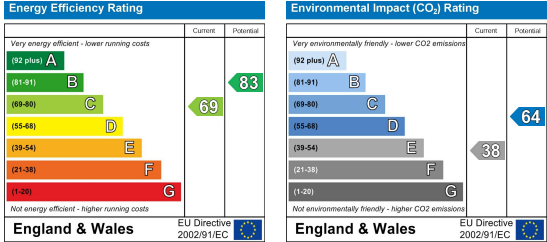
Floor Plan



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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