

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 7 Spout House Lane

Brighouse, HD6 2PL

£425,000

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# 7 Spout House Lane

Hove Edge, Brighouse, HD6 2PL

**£425,000**



Tucked away on Spout House Lane in Brighouse, this delightful character property offers a unique blend of space and charm, perfect for family living. With four generously sized bedrooms, this home provides ample accommodation for both relaxation and privacy. The three reception rooms are ideal for entertaining guests or enjoying quiet family evenings, while the two well-appointed bathrooms ensure convenience for all.

Originally two separate properties, this residence has been thoughtfully combined, preserving its character features that add to its appeal. The spacious layout is complemented by a garage and cellar space, providing additional storage options or potential for further development. An extension to the rear has been tastefully executed in keeping with the character of the home, making this a well proportioned family property.

Step outside to discover a private rear garden, a tranquil oasis perfect for outdoor gatherings, gardening, or simply unwinding after a long day. The property also boasts off road parking for multiple vehicles, a valuable asset in this desirable area.

Situated in an ideal location, this home is within easy reach of local schools and amenities, making it a perfect choice for families. With its blend of character, space, and convenience, this property is a rare find in Brighouse and is sure to attract those seeking a welcoming and versatile family home. Don't miss the opportunity to make this charming residence your own.

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

## Entrance Porch

Leading into the front of the home with a velux style window and wall mounted lighting. There is space for coats and shoes. The entrance porch provides access to the w/c and into the property.

## W/C

With a wash basin and W/C

## Lounge

A formal living room overlooking the front of the home with character corning and ceiling rose, as well as a feature fireplace.

## Dining Room

With wooden beams in the ceiling and a feature fireplace, the dining room connects the entrance hall, garden room and kitchen and overlooks the front of the property.

## Garden Room

As part of the extended accommodation to the rear of the house, the garden room is tastefully presented in a light green colour scheme and overlooks the garden. Ceiling spotlights provide a lovely ambience and French doors lead out onto the garden.

## Kitchen Diner

Accessed from the dining room via a small flight of stairs, the kitchen diner has wooden base and wall units, space for a range cooker and space for dining table, fridge freezer and dishwasher. There is external access out to the front of the home.

## Bedroom One

The master bedroom suite overlooks the front of the home and has fitted wardrobes. There is a small flight of stairs leading up to the room from the corridor. With wooden beams and a feature fireplace there are plenty of character features to note.

## Bedroom Two

Bedroom two is a well sized double over looking the front of the home with a light and neutral colour scheme and shelving to the alcoves and fitted wardrobes.

## Bedroom Three

A third double bedroom overlooking the side aspect of the home and having additional Velux style windows allowing plenty of natural light.

## Bedroom Four

A fourth double bedroom with fitted wardrobes currently utilised as an office space.

## Bathroom

The family bathroom has a white colour scheme with a bath tub, over bath shower, basin and w/c as well as a heated towel rail.

### Shower Room

With a light blue colour scheme, the shower room has a built in shower, hand basin heated towel rail and w/c.

### Cellar

The cellar provides additional storage and utility space and has plumbing for a washing machine. There is also external access out to the front of the home.

### Garage

A well sized garage provides off road parking space as well as additional storage. There is a sink with hot and cold water as well as electric points.

### External

The property is set behind a stone wall to the front with three entrances to the home. The main entrance into the porch is accessed through a gate and along a pathway with stone steps and a mature tree. A second entrance is accessed up stone steps next to the driveway and into the kitchen, while a third entrance leads from the driveway and into the cellar. To the rear of the home is a lawned garden with access from the Garden Room.

### Directions

For Satnav please use the postcode HD6 2PL

### 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



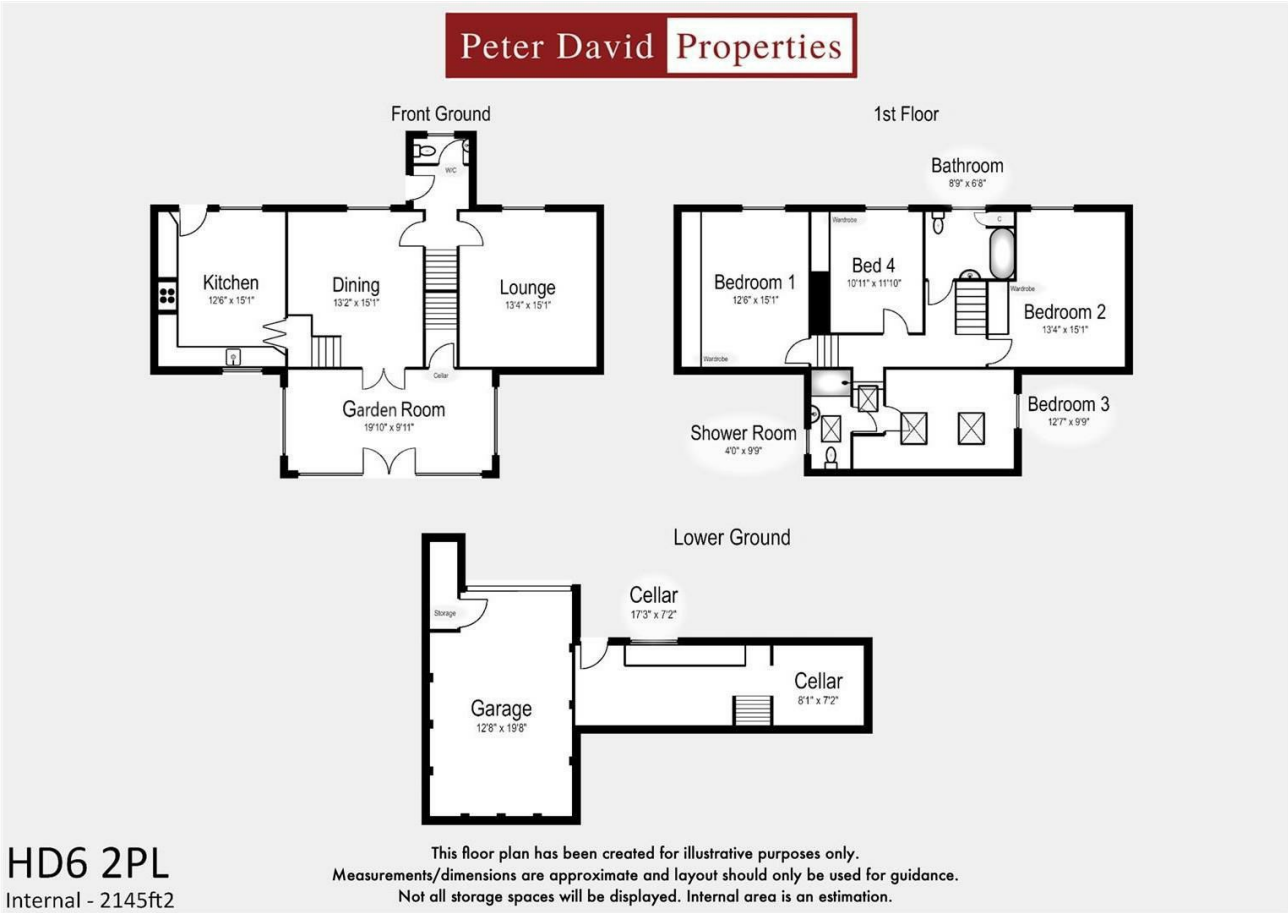
Hybrid Map



Terrain Map



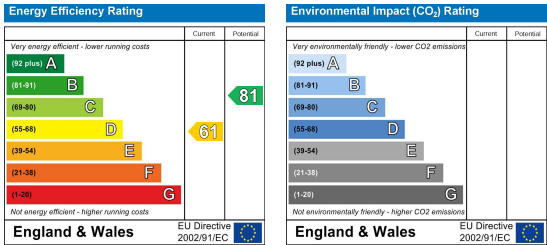
Floor Plan



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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