

Peter David

Properties Ltd

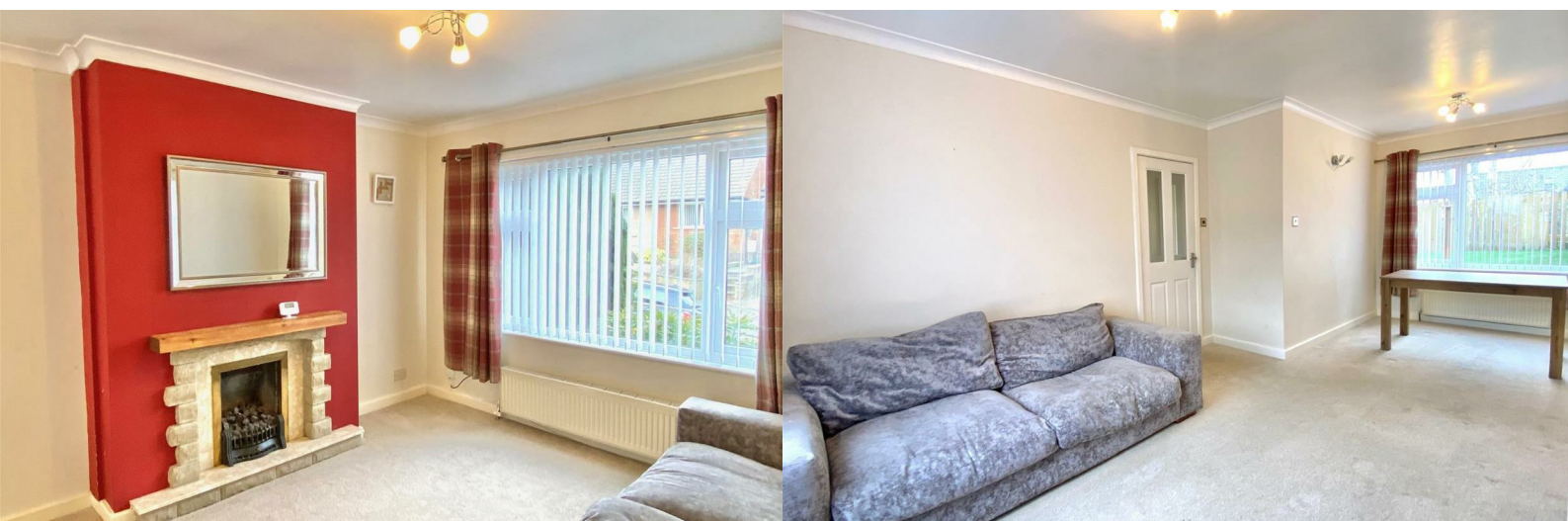
Residential Sales and Lettings



97 Healey Wood Road

Brighouse, HD6 3RR

Asking Price £220,000



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Well presented brick built 3 bedroom semi detached property situated in this popular residential area just off Huddersfield Road within walking distance of Brighouse town centre, Brighouse train station and local schools yet within ease of access to M62 motorway network for surrounding towns. Well maintained gardens front and rear with parking and garage to the rear. The property has been maintained by present owner to a high standard enhanced by gas central heating, PVCu double glazed window with accommodation to include Entrance Hallway, Lounge/dining room, kitchen, 3 first floor bedrooms, family bathroom. Internal viewing fully recommended to appreciate this lovely family home.

Entrance Hallway

A spacious entrance hallway with laminate flooring, gas central heating radiator and large under stairs storage cupboard housing the boiler

Lounge/Diner

20'2" x 10'11" (6.15 x 3.33 (6.14 x 3.32))

Spacious well presented room having double glazed window to the front elevation, central heating radiator, inset gas fire, open plan to Dining Room which has gas central heating radiator, wall light and rear PVCu window which over looks the garden.

Kitchen

8'6" x 6'11" (2.59 x 2.11)

A modern kitchen, with cream wall and base units providing ample storage space, and wood effect laminated work tops having inset stainless steel sink and drainer fitted stainless steel gas hob and electric oven with stainless steel extractor hood over. With space provided for a fridge freezer, washing machine and fitted integrated slimline dishwasher (dishwasher included in sale). Also benefiting from tiled splash backs to walls, laminate flooring and a PVCu door providing access to the side and rear of the

property a large PVCu double glazed window overlooking the rear garden.

First Floor Landing

With PVCu double glazed window overlooking the side of the home, loft access with pull down ladder, and access to the loft which is part boarded.

Bedroom One

11'6" x 10'1" (3.51 x 3.07)

A double bedroom overlooking the front of the home with plenty of wardrobe space. The room is well presented with a wall mounted radiator and front PVCu double glazed window.

Bedroom Two

10'5" x 8'9" (3.18 x 2.67 (3.17 x 2.66))

Another well sized double bedroom with a built in cupboard, gas central heating radiator and rear PVCu double glazed window overlooking the rear garden.

Bedroom Three

6'7" x 5'5" (2.01 x 1.65)

A single bedroom with built in single bed fitted double wardrobe, wall mounted radiator and front PVCu double glazed window.

Family Bathroom

A three piece white suite to include panelled bath with an over bath shower, a wash hand basin and w/c, Chrome heated towel rail, complimentary tiling to walls and floor with rear frosted PVCu double glazed window.

Exterior

To the front of the property is a well established garden with steps leading up to the home and a side pathway with a gate which leads to the private rear garden. The rear garden has a patio and raised terrace with artificial lawn and glass panelled balustrade. A gated pathway leads to

the spacious garage which is on a lease agreement at approx. £35.00 a year.

Directions

For Satnav please use the postcode HD6 3RR

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



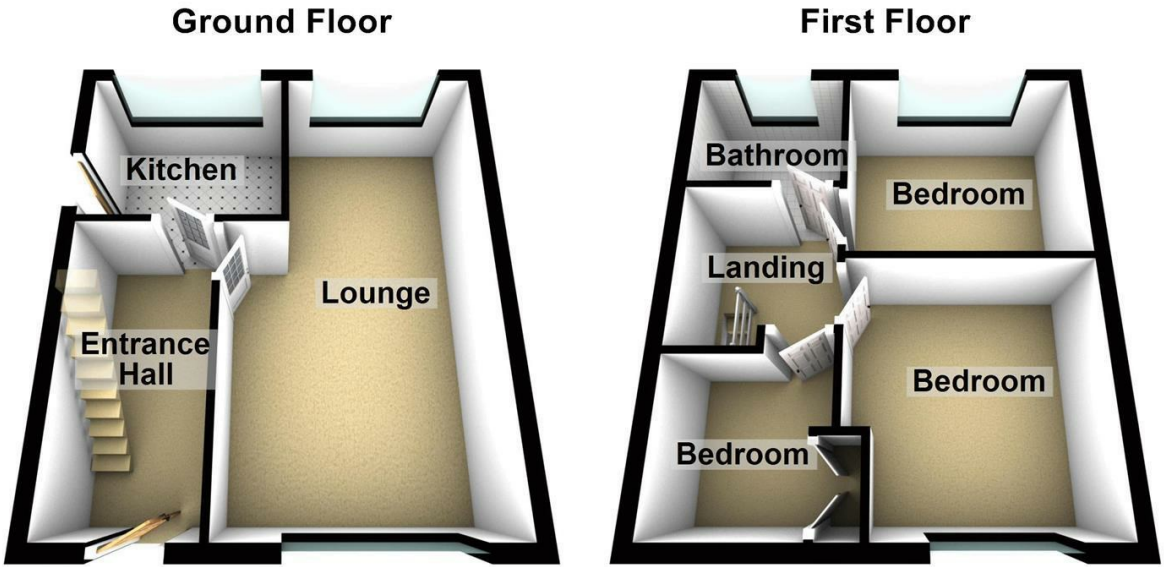
Hybrid Map



Terrain Map



Floor Plan

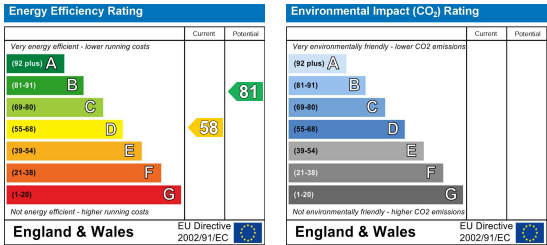


To be used for Illustration purposes only.
Plan produced using PlanUp.

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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