

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 78 Elland Road

Brighouse, HD6 2QR

**Offers Over £175,000**





# 78 Elland Road

Brighouse, Brighouse, HD6 2QR

**Offers Over £175,000**



Perfectly located on the picturesque Elland Road in Brighouse, this stunning end terrace property offers a delightful blend of comfort and modern living. With accommodation spread over three floors, this home features two generously sized double bedrooms, along with an additional occasional bedroom or study space, making it ideal for families or those seeking a versatile living arrangement.

The well-presented living room provides a welcoming atmosphere with views over the valley, perfect for relaxation or entertaining guests. The kitchen is equally inviting, designed to cater to all your culinary needs. The property boasts off-road parking, ensuring convenience for you and your visitors, while the private garden offers a tranquil outdoor space to unwind and enjoy the fantastic views that surround the home.

Situated within walking distance of Brighouse town centre, you will find yourself close to a variety of local amenities, including shops, cafes, and schools, making this location both practical and desirable. This charming end terrace house is not just a property; it is a wonderful opportunity to create lasting memories in a vibrant community. Book your viewing today - this home is sure to impress with its blend of space, style, and convenience.

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

## Entrance

The entrance hall leads into the kitchen and the living room, as well as upstairs to first floor accommodation.

## Living Room

The living room has a feature sold stone fireplace which provides a decorative focal point to the room. Painted in

Denimes and a window to the side of the home which has views over Cromwell Lake.

## Kitchen

A tastefully presented kitchen with grey base and wall units, white tiled splash backs, an inset stainless steel sink and drainer, space and plumbing for a washing machine and fridge freezer. A large bay window overlooks the front aspect of the home allowing plenty of natural light and creating a homely environment.

## Snug / Office

On the lower ground floor, the second reception room could be used for a variety of functions including an occasional bedroom, games room or home office. There is a window to the side aspect.

## W/C

A lower ground floor w/c with a wash basin and storage space.

## Landing

Providing access to the first floor accommodation.

## Master Bedroom

A good sized double bedroom with a built in storage cupboard and a window to the side elevation.

## Bedroom Two

A small double bedroom with a bay window to the front of the home.

## Bathroom

A partially tiled bathroom comprising: bath with shower over, WC and pedestal sink. With a window to the side elevation.

## External

Externally the property benefits from a patio to the side of

the property and far reaching views to the front of the property. A driveway provides off road parking with steps leading down to the front door.

### Viewings

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

### Directions

For Satnav please use the postcode HD6 2QR.

### 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

Peter David Properties

Lower Ground

Front Ground

1st Floor

HD6 2QR

Internal - 814ft<sup>2</sup>

This floor plan has been created for illustrative purposes only.

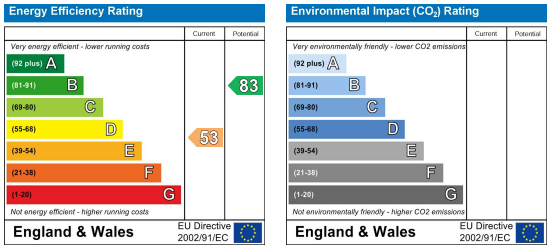
Measurements/dimensions are approximate and layout should only be used for guidance.

Not all storage spaces will be displayed. Internal area is an estimation.

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.