

Peter David

Properties Ltd

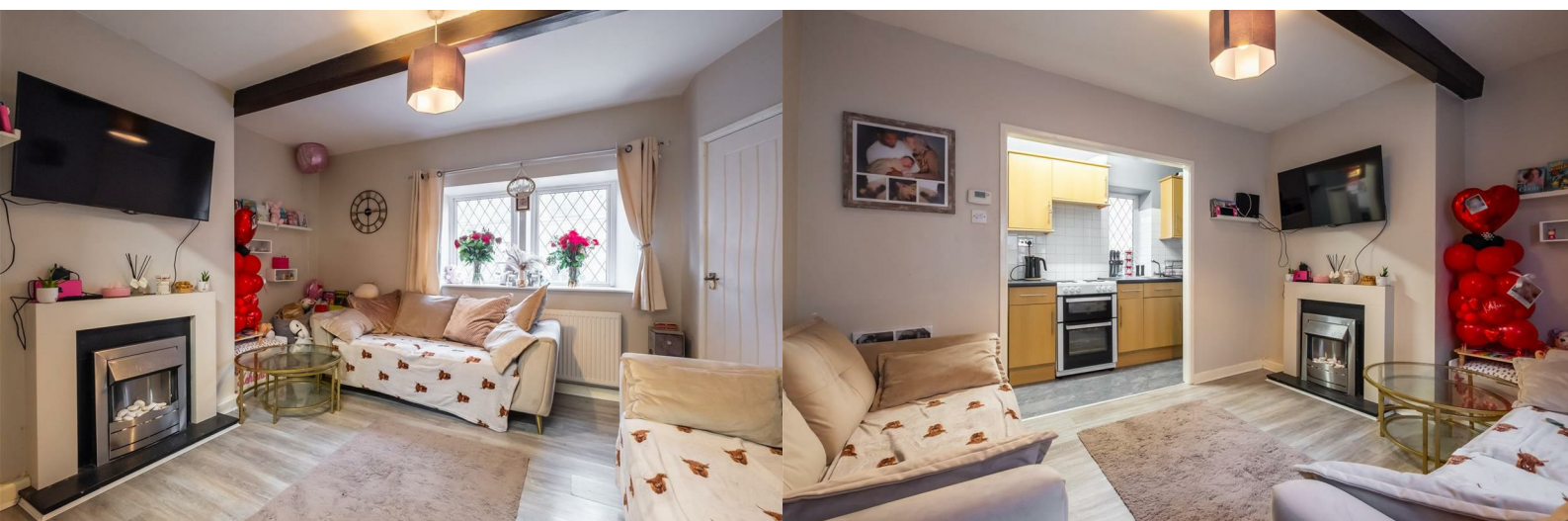
Residential Sales and Lettings



153 Bradford Road

Brighouse, HD6 4AS

£109,000



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Situated in Bradford Road, Brighouse, this delightful cottage presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a spacious double bedroom, which offers the potential to be converted into two separate bedrooms, subject to planning approval, making it a versatile choice for various living arrangements.

The property is well presented throughout, showcasing character features that add to its unique charm. The inviting interior is complemented by a lovely garden at the rear, providing a perfect outdoor space for relaxation or entertaining guests.

Conveniently located, this home is within walking distance of local amenities and transport links, ensuring that everything you need is just a short stroll away. Whether you are looking to settle down in a welcoming community or seeking a promising investment opportunity, this property is sure to meet your needs. Don't miss the chance to make this charming cottage your own.

Entrance

An entrance hall provides space for coats and shoes and leads into the living room and upstairs.

Living Room

Overlooking the front of the home, the living room has a feature fireplace and wooden beam in the ceiling. A light and neutral colour scheme is tastefully presented providing a homely environment to relax and entertain.

Kitchen

With wooden base and wall units, the kitchen has a

cooker and hob, stainless steel sink and drainer and a door providing access to the garden.

Bedroom

A large double bedroom with windows overlooking the front and rear of the property providing a dual aspect with plenty of natural light. Wooden beams in the ceiling add character, as do the wall mounted lights. There is storage space built into one of the alcoves and the room is tastefully presented in a calming green colour scheme.

Bathroom

Tastefully tiled with a bathtub, over bath shower, wash basin with storage cupboard and a w/c.

Cellar

Accessed from the kitchen, the cellar provides additional storage space.

External

There is a garden to the rear of the home with artificial lawn and an awning to provide shade and shelter.

Directions

For Satnav please use the postcode HD6 4AS

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**

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Road Map



Hybrid Map



Terrain Map



Floor Plan

Peter David Properties

Lower Ground

Storage

Cellar
13'8" x 5'7"

Front Ground

Lounge
13'6" x 10'4"

Kitchen
13'0" x 4'2"

1st Floor

Bedroom
10'10" x 15'1"

Bath
8'0" x 5'2"

HD6 4AS

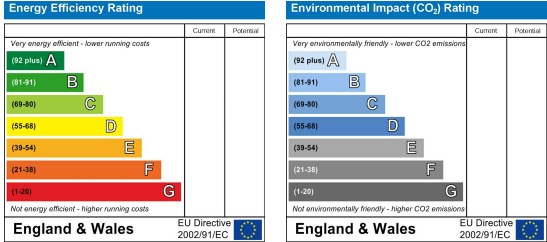
Internal - 574ft²

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



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