

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 1 Church Paddocks

Brighouse, HD6 4LD

£555,000

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# 1 Church Paddocks

Clifton, Brighthouse, HD6 4LD

**£555,000**



Nestled in the desirable area of Church Paddocks, Clifton, this splendid four-bedroom detached house offers a perfect blend of modern living and comfort. Having been meticulously maintained over the years, the property boasts a contemporary standard, enhanced by a new boiler installed approximately two years ago, along with a Hive heating system for added convenience. The original windows and doors have been replaced with modern units, ensuring both energy efficiency and aesthetic appeal.

Upon entering, you will find three spacious reception rooms, providing ample space for relaxation and entertaining. The generous layout is ideal for families, allowing for both privacy and togetherness. The property is set on a generous corner plot, surrounded by well-kept gardens that offer a tranquil outdoor space for leisure and play.

In addition to its impressive interior, the home features a large double garage and a driveway, providing plenty of parking space for residents and guests alike. The location is particularly advantageous, being in close proximity to local schools, making it an excellent choice for families seeking a nurturing environment for their children.

This property is not just a house; it is a home that promises comfort, space, and a welcoming atmosphere. With its modern upgrades and prime location, it is a rare find in the Brighthouse area. Do not miss the opportunity to make this delightful 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 Hallway

A spacious entrance hallway leading into the living room and study with an Oak staircase leading up to the first floor accommodation.

## Living Room

With a dual aspect over the front and side of the home, the spacious living room is tastefully presented in a light and neutral colour scheme with a feature gas fireplace.

## Reception 2

With a dual aspect to the side and rear of the home and French doors opening onto the rear garden, the light and neutral colour scheme continues and Karndean flooring elevates the room.

## Office

A third reception room overlooks the front of the home which is currently utilised as an office space. The light and neutral colour scheme continues in this flexible living space which could also be utilised as a play room or cosy snug.

## Kitchen Diner

A generously sized open plan kitchen diner with a free standing lve range cooker with an induction hob, a Quooker tap, a wine cooler, an integrated Mile dishwasher, a Bosch microwave and space for a side by side American style fridge freezer. With oversized fitted cupboards there is plenty of storage space.

Karndean flooring runs throughout and there is also an aerial point for TV. French doors open onto the rear of the property from the dining area.

## Utility

With white base and wall units, space for a washing machine and drier, as well as a sink and countertop space.

## w/c

A downstairs closet with a washbasin and w/c.

## Garage

A spacious double garage with good ceiling height perfect for parking and storage space, with plumbing and an electric car charging point.

## Bedroom One

A double bedroom overlooking the front and side of the property with dual aspect windows. A generous floorspace and access to the en-suite.

## En-Suite

A walk in wet room style en-suite which is tastefully tiled throughout and features a rainfall shower with a washbasin and w/c as well as additional storage space.

### Bedroom Two

A double bedroom overlooking the side aspect of the property.

### Bedroom Three

A double bedroom overlooking the rear aspect of the property.

### Bedroom Four

A double bedroom overlooking the front of the property.

### Bathroom

A stunning four-piece family bathroom with a free standing feature bath tub, separate shower, washbasin and w/c. The bathroom is part tiled and has a heated towel rail.

### External

Set on a corner plot, the property has a driveway to the front, lawned gardens to either side, a vegetable plot with raised beds and a patio area to the rear.

### Directions

For Satnav please use the postcode HD6 4LD

### 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



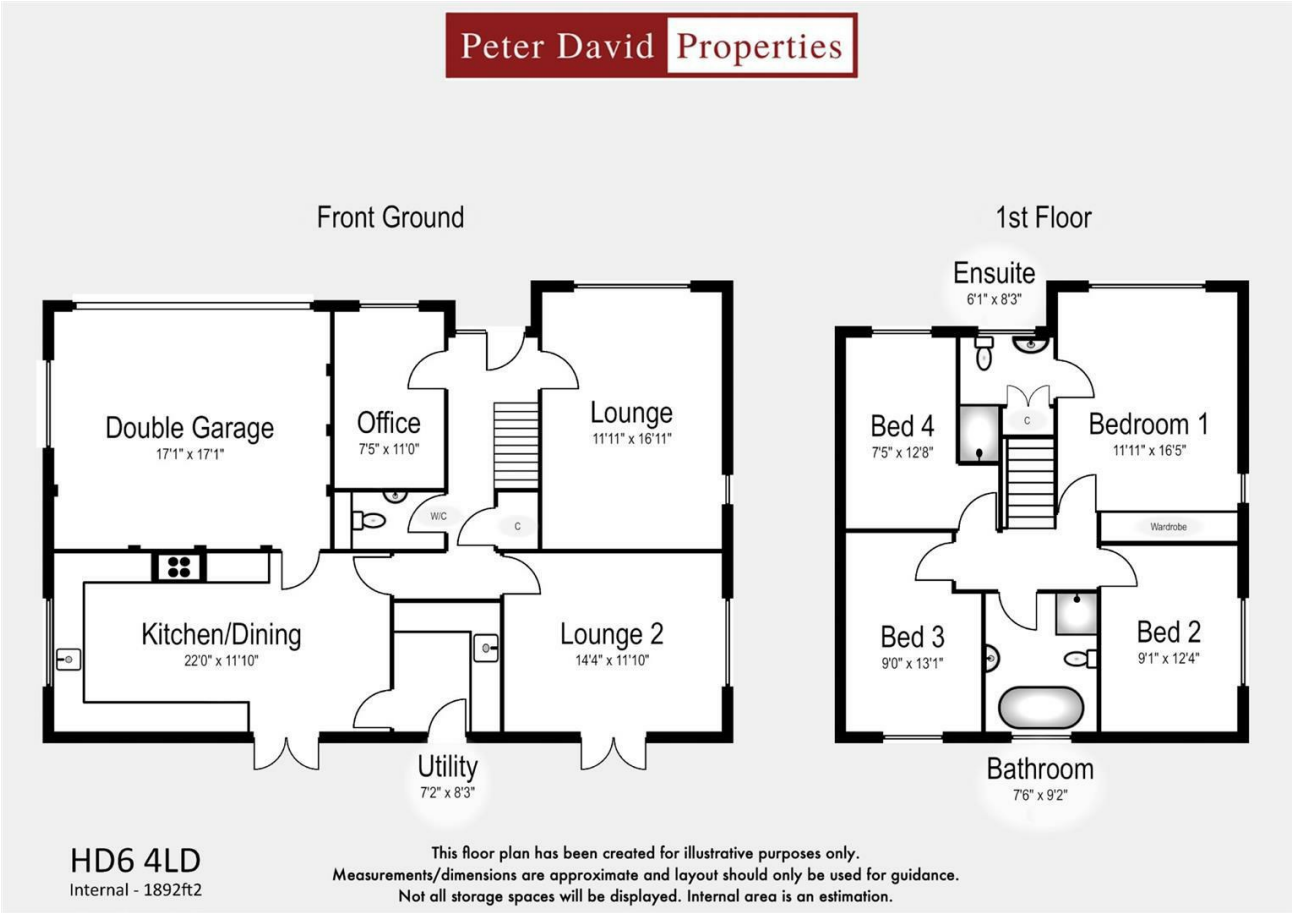
Hybrid Map



Terrain Map



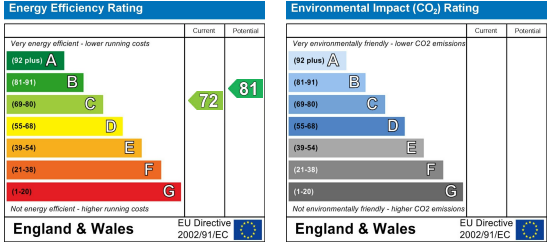
Floor Plan



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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