

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 18 Armitage Avenue

Brighouse, HD6 3SP

**£325,000**





# 18 Armitage Avenue

Woodhouse, Brighouse, HD6 3SP

**£325,000**



Nestled on the charming Armitage Avenue in Brighouse, this well-presented three-bedroom semi-detached home offers a delightful blend of modern living and classic character. Tastefully decorated throughout, the property boasts spacious accommodation that is perfect for a growing family, ensuring comfort and functionality in every corner.

As you step inside, you will be greeted by an inviting atmosphere that highlights the home's unique features from the 1930s, adding a touch of charm to the contemporary space. The generous living room and open kitchen diner provide ample room for relaxation and entertaining, making it an ideal setting for family gatherings and social occasions.

Outside, the property benefits from a well-maintained garden, perfect for enjoying the outdoors, as well as a driveway and garage that offer convenient parking and additional storage space. This practical aspect is particularly appealing for families with busy lifestyles.

Situated in a sought-after location, this home is within easy reach of local schools and amenities, making daily life both convenient and enjoyable. With its combination of character, space, and a prime location, this property is a wonderful opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this charming house your new home.

\*\*\* 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 hall leading into the home with stained glass windows to the front, cream carpet and useful downstairs storage space.

## Living Room

Overlooking the front of the home with a bay window, a feature dual fuel fireplace and tastefully presented throughout in a light grey colour scheme.

## Kitchen Diner

An open plan kitchen diner with French doors leading out onto the garden. A space for a wall mounted television and ceiling spotlights. Wooden base and wall units and built in appliances.

## Bedroom One

A spacious double bedroom overlooking the front of the home with a bay window, fitted floor to ceiling wardrobes and a light and neutral colour scheme.

## Bedroom Two

A spacious double bedroom overlooking the rear of the home with fitted wardrobes and a white colour scheme.

## Bedroom Three

A well sized single bedroom which has been reconfigured providing additional floorspace. There is a storage cupboard built in over the staircase.

## Bathroom

Tiled throughout with a bath tub, over bath rainfall shower, hand basin with storage space, w/c and heated towel rail.

## External

The property is set back from the road behind mature trees and a lawned garden. A driveway extends to the side of the property to the garage. At the rear is a private garden with a lawn and decking and mature shrubs to the borders.

## Directions

For Satnav please use the postcode HD6 3SP

## 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



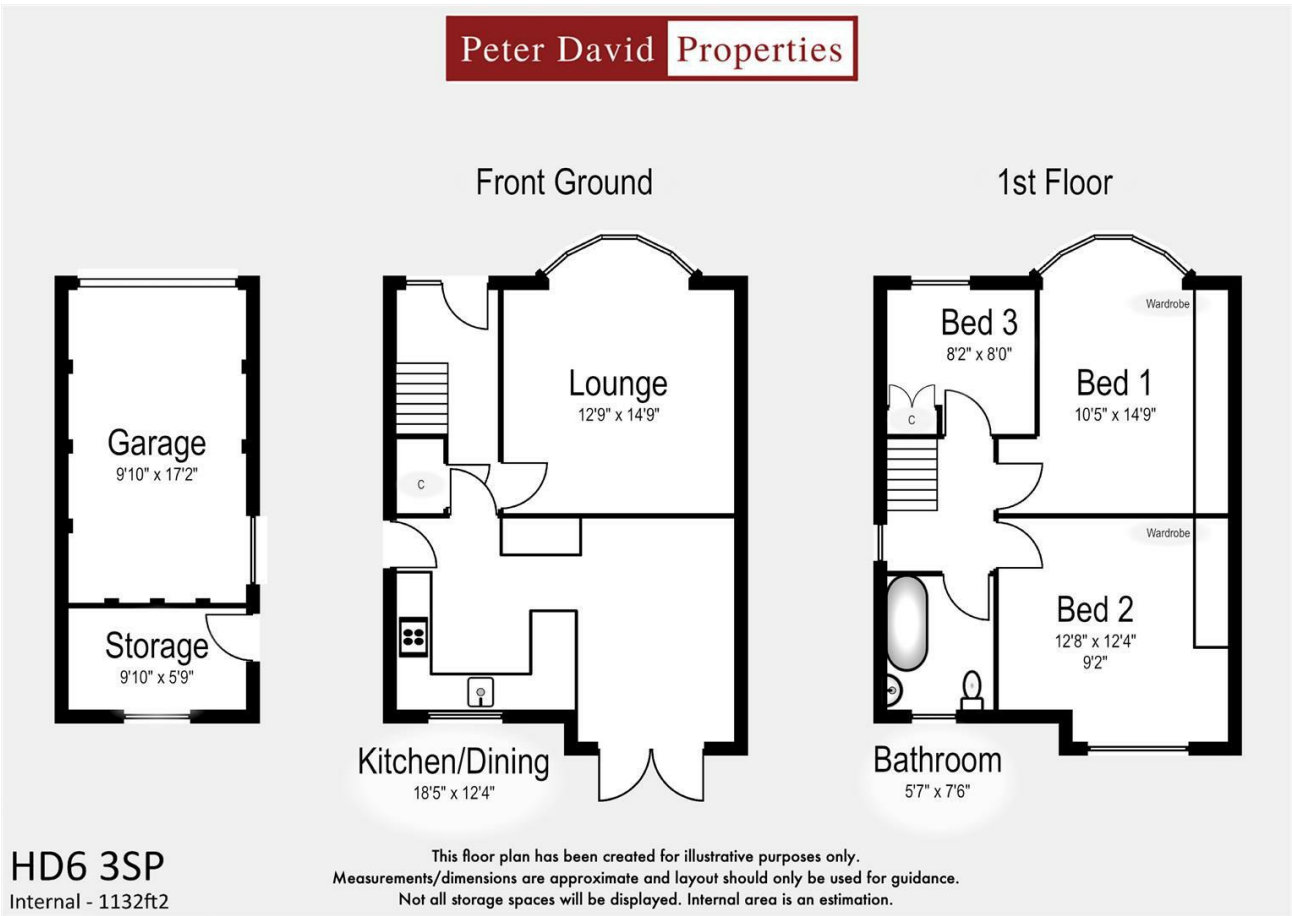
Hybrid Map



Terrain Map



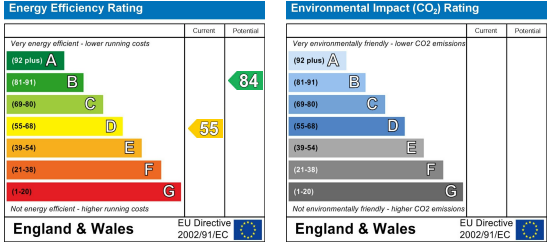
Floor Plan



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



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.