

Peter David

Properties Ltd

Residential Sales and Lettings



12 Archbell Avenue

Brighouse, HD6 3SU

£215,000



12 Archbell Avenue

Woodhouse, Brighouse, HD6 3SU

£215,000



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

Situated on the desirable road of Archbell Avenue in Brighouse, this two-bedroom semi-detached bungalow presents an excellent opportunity for those looking to create their dream home. The property boasts a spacious reception room, perfect for relaxing or entertaining guests, and two well-proportioned bedrooms that offer comfortable living spaces.

Set within a generous plot, the bungalow features gardens at the rear, while a convenient driveway at the front allows for off-road parking. The location is particularly appealing, as it is close to a variety of amenities and excellent transport links, making daily commutes and errands effortless.

Although the property is in need of modernisation, it offers a blank canvas for potential buyers to infuse their personal style and preferences. This semi-detached bungalow is a rare find in a sought-after area, making it an ideal choice for first-time buyers, downsizers, or investors looking to add value. Don't miss the chance to transform this property into a beautiful home tailored to your tastes.

Entrance Hallway

Leading in from the side of the home and providing access to all internal rooms, the entrance hallway has a cupboard space providing handy storage.

Living Room

The living room overlooks the front of the home with views over the garden. A feature electric fireplace

provides the focal point and decorative coving provides a point of interest with a ceiling rose in the centre.

Kitchen

With wooden base and wall units, dual aspect windows to the front and side of the home. a cooker, hob and fridge as well as space for a washing machine.

Bedroom One

A double bedroom to the rear of the home with built in wardrobes and a light, neutral colour scheme.

Bedroom Two

A well sized bedroom to the rear of the home with French doors opening onto the garden and a ceiling fan. Currently used as a second sitting room.

Bathroom

Tastefully tiled with a shower, w/c, hand basin and heated towel rail.

External

The property is set back from Archbell Avenue behind a driveway and garden with mature shrubs and trees to the borders. The rear of the home is tiered with a patio area and an extended garden space which has further potential.

Directions

For Satnav please use the postcode HD6 3SU

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



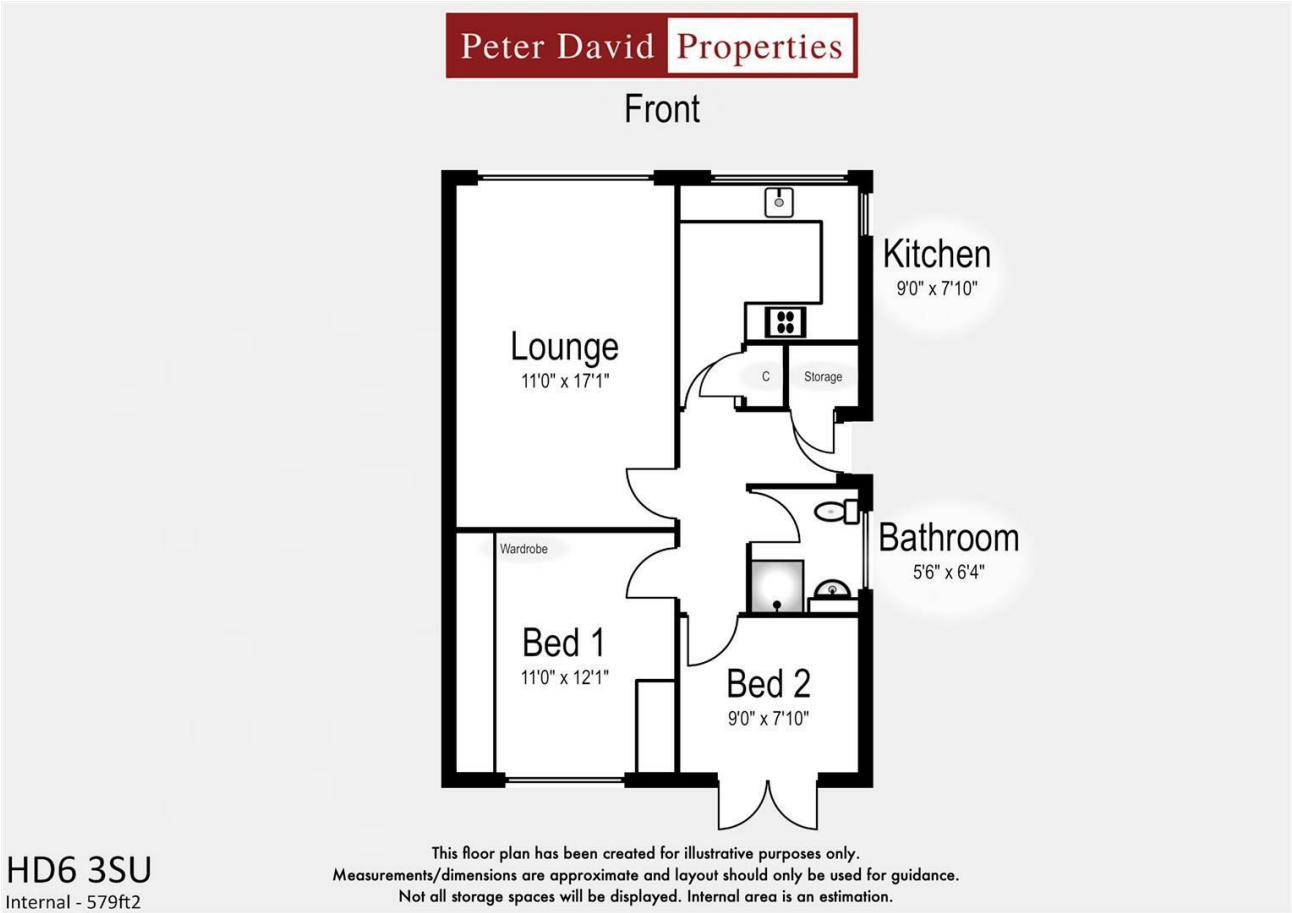
Hybrid Map



Terrain Map



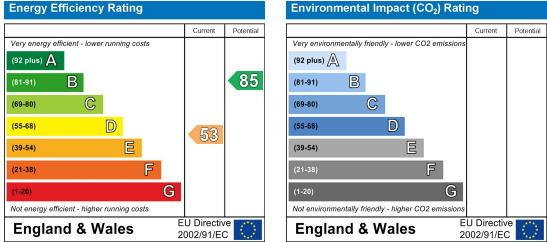
Floor Plan



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.