

Peter David

Properties Ltd

Residential Sales and Lettings



8 Firth Avenue

Brighouse, HD6 1TS

£119,950



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

Ideally located on Firth Avenue in the charming town of Brighouse, this delightful two-bedroom end of terrace home offers a perfect blend of comfort and convenience. Ideally situated within walking distance of the town centre, local schools, and excellent transport links, this property is an excellent choice for first-time buyers seeking a welcoming community.

The accommodation is thoughtfully arranged over three floors, providing a spacious living room that serves as the heart of the home. The lower ground floor features a well-appointed kitchen, complete with ample work surfaces and storage space, making it a practical area for cooking and entertaining.

The two bedrooms are well sized, offering a peaceful retreat at the end of the day. The property also boasts a bathroom that caters to the needs of modern living.

Outside, a storage shed with a covered area to the side of the home adds further practicality, providing additional space for outdoor equipment or hobbies.

This charming end terrace house is not only a wonderful place to call home but also an opportunity to enjoy the vibrant lifestyle that Brighouse has to offer. With its ideal location and well-designed layout, this property is sure to attract those looking for a comfortable and convenient living space. Don't miss the chance to make this lovely house your new home.

Living Room

The living room has a gas fireplace, wall mounted radiator under the window, wall mounted lighting in alcoves and overlooks the front of the home.

Kitchen

On the lower ground floor with a window letting light in from the front of the home. Space for a washer and a drier, oven and fridge freezer. The room has cream base and wall units providing plenty of storage space and ceiling spotlights.

Bedroom One

A double bedroom in a light and neutral colour scheme with shelving in the alcove providing practical storage solutions.

Bedroom Two

A well sized single bedroom currently used as a home office or study space.

Bathroom

Tastefully tiled with a bath tub, over bath shower, hand basin and w/c.

Outhouse

With an external shed and roofing providing a dry working space, electrical power supply and shelving for added storage.

Directions

For Satnav please use the postcode HD6 1TS

Viewings

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

Mortgages

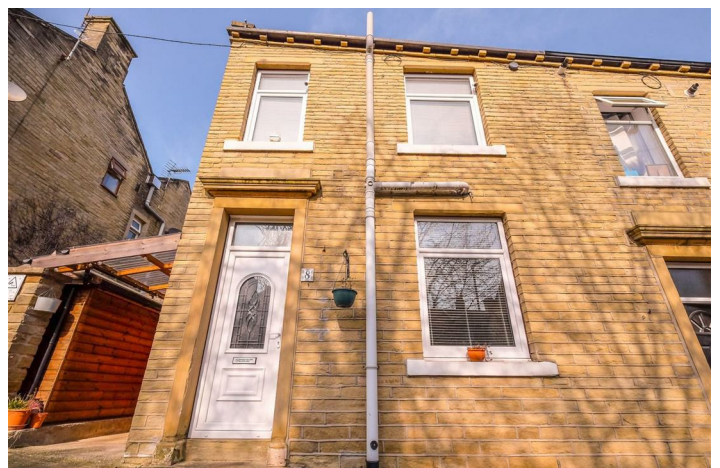
We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

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



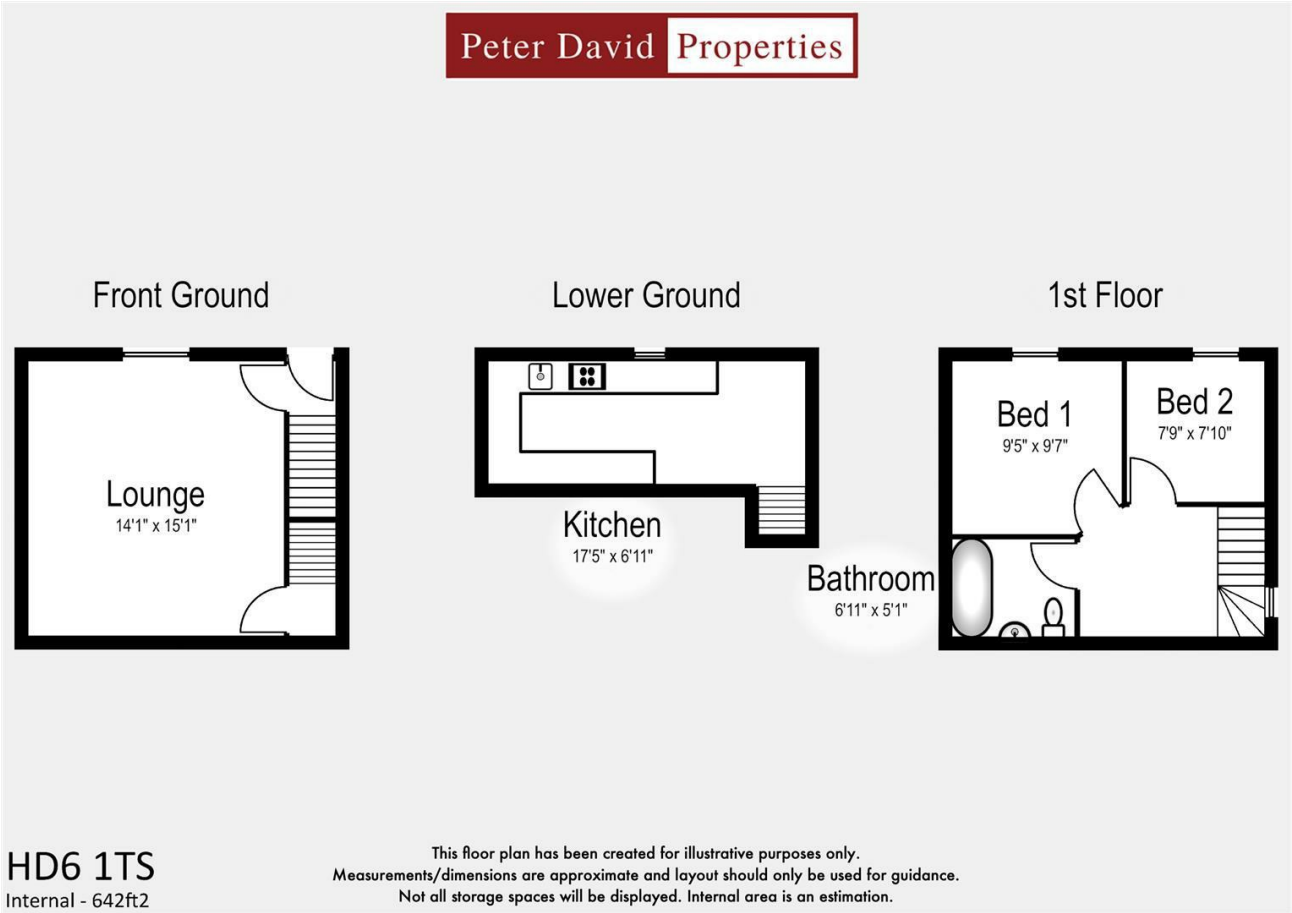
Hybrid Map



Terrain Map



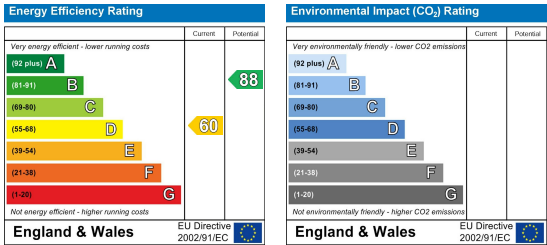
Floor Plan



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.