

Peter David

Properties Ltd

Residential Sales and Lettings



3 Lyndhurst Avenue

Brighouse, HD6 3RY

Offers Over £375,000



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A perfect opportunity to purchase this spacious three bedroom detached property in the sought after location of Lyndhurst Avenue, Brighouse.

The property offers a flexible living space with the benefit of two ground floor double bedrooms, a vast living room and dining room, as well as a kitchen diner, bathroom and integral garage. Upstairs is a third double bedroom and a loft space with fantastic potential for further development.

Ideally situated with mature south-facing gardens, the home offers a generous plot size with plenty of off road parking to the front of the home on the driveway.

This home is a great opportunity either for those who want to benefit from its current layout with ground floor bedrooms, or those seeking an opportunity to redevelop and make a stunning statement home.

We would recommend a viewing to fully appreciate what this home has to offer.

**** 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 leads into the home from the front of the property providing access to the ground floor accommodation. as well as a storage cupboard.

Ground Floor W/C

Accessed from the entrance hallway with a w/c and hand basin.

Living Room

Overlooking the rear gardens with a south facing aspect, the living room has a large bay window, light green carpet

and white colour scheme to the ceiling and walls, A feature fireplace provides the focal point.

Dining Room

Open plan to the living room, the dining room also overlooks the rear garden with French doors leading outside onto the patio.

Kitchen Diner

With white base and wall units providing ample storage space, terracotta floor tiles and complimentary white tiled walls, the kitchen overlooks the front of the home with ample space for a dining table and also provides access to the integral garage.

Garage

With an up and over door providing external access, as well as a door to the side of the property and a door in from the kitchen, the garage provides useful parking and storage space. There is also potential to convert into living space and a loft hatch providing additional storage (not shown of the floorplan)

Bedroom One

A double bedroom to the rear of the property with fitted wardrobes.

Bedroom Two

A double bedroom to the front of the property with fitted wardrobes.

Bathroom

A fully tiled bathroom suite with a bathtub, hand basin, w/c and bidet.

Bedroom Three

A double bedroom to the first floor with Velux style windows and a light neutral colour scheme.

Attic Space

There is a large attic space which is perfect for additional storage or potential for further development.

Viewings

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

Directions

For Satnav please use the postcode HD6 3RY

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.

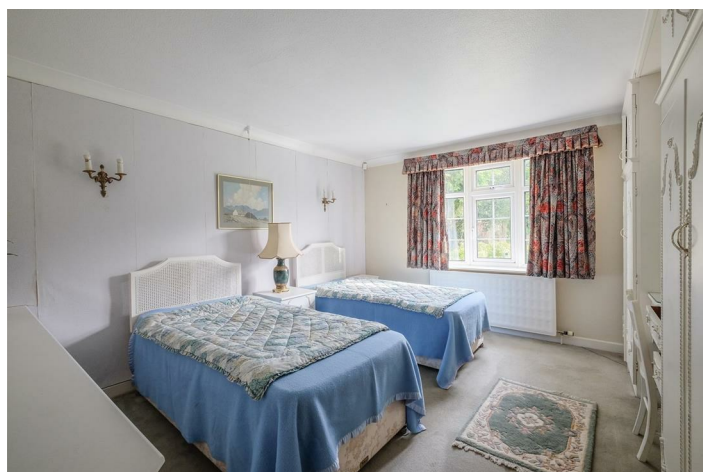
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please

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

Peter David Properties

Front Ground

The Front Ground floor plan includes the following rooms and features:

- Garage:** 11'0" x 17'1"
- Kitchen:** 11'0" x 16'9", featuring a storage area and a sink.
- Lounge:** 22'6" x 13'2"
- Dining:** 8'4" x 9'6", with a staircase leading up.
- Bedroom 1:** 12'2" x 13'5", with a wardrobe.
- Bedroom 2:** 12'2" x 12'6", with a wardrobe.
- Bathroom:** 8'7" x 7'11"
- WC:** Located between the Kitchen and Bedroom 2.
- Storage:** Multiple storage areas throughout the plan, including a large one in the Kitchen area.
- Wardrobe:** Located in Bedroom 1.

1st Floor

The 1st Floor plan includes the following rooms and features:

- Bedroom 3:** 18'1" x 9'3", featuring two wardrobes and a staircase leading up.
- Loft Storage:** A large storage area adjacent to Bedroom 3.

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.

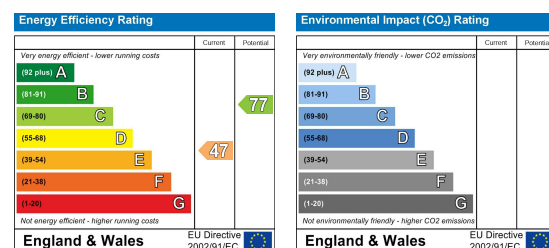
HD6 3RY

Internal - 1717ft²

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.