

Peter David

Properties Ltd

Residential Sales and Lettings

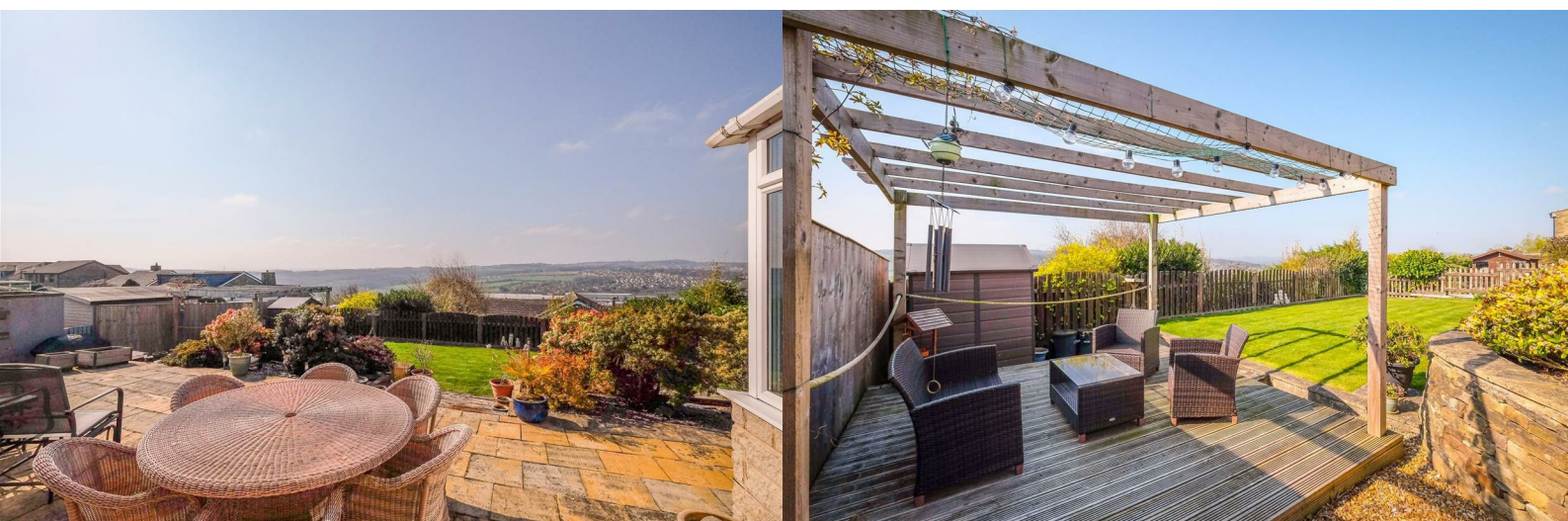


112 Towngate

Brighouse, HD6 4HS

£325,000

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Nestled in the charming village of Clifton, Brighouse, this delightful semi-detached house offers a perfect blend of comfort and style, making it an ideal family home. With three bedrooms, this property provides ample room for family living. The living space is perfect for entertaining guests or enjoying quiet evenings in with an open kitchen diner, conservatory and living room providing a flexible space.

One of the standout features of this home is the stunning views over the surrounding landscape, which can be enjoyed from the beautifully landscaped gardens at the rear. These outdoor spaces are perfect for children to play or for hosting summer barbecues with friends and family.

The property also boasts a convenient utility room and a downstairs w/c, adding to the practicality of the home. Parking is a breeze with space for two vehicles, thanks to the garage and driveway.

This semi-detached house is not just a place to live; it is a sanctuary that offers a peaceful lifestyle in a sought-after location. With its combination of modern amenities and picturesque surroundings, this property is sure to appeal to families looking for their next home. Don't miss the opportunity to make this lovely house 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

Leading in from the front of the home, the entrance hall provides access into the living room and kitchen.

Living Room

A spacious living room overlooking the front of the home with an electric feature fireplace as the focal point. Cream

carpets and a light and neutral colour scheme provide a homely environment. Glazed double doors open into the kitchen diner.

Kitchen Diner

To the rear of the property overlooking the garden and landscape beyond, the kitchen diner has ample storage and work surface space with black granite worktops and wood base and wall units. There is an oven and microwave, five ring gas hob, built in dishwasher and a breakfast bar. With plenty of space for a dining table and doors opening onto the conservatory, this is a great space for the family to enjoy.

Conservatory

With views over the garden and an outlook over Brighouse and surrounding countryside, the conservatory adds a useable living space and provides access out to the patio through French doors.

Utility

With room for a washing machine, drier and fridge freezer.

W/c

A downstairs w/c with a handbasin.

Garage

A spacious garage with up and over door to the front, a door leading out to the rear garden and a door into the kitchen, the garage provides useful storage and parking space.

Bedroom One

A double bedroom overlooking the rear of the home making the most of the stunning views with dual windows.

Bedroom Two

A double bedroom overlooking the front of the home with dual windows.

Bedroom Three

A well sized single room currently used as office space.

Bathroom

Fully tiled with a shower, hand basin, w/c and storage space.

External

To the front of the home is a lawned garden and a driveway for multiple vehicles. The rear has a south facing aspect and an elevated position over the surrounding landscape providing breath taking views and a perfect sun trap. With a patio, decked terrace and lawn, the garden is a true gem for all the family to enjoy.

Directions

For Satnav please use the postcode HD6 4HS

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

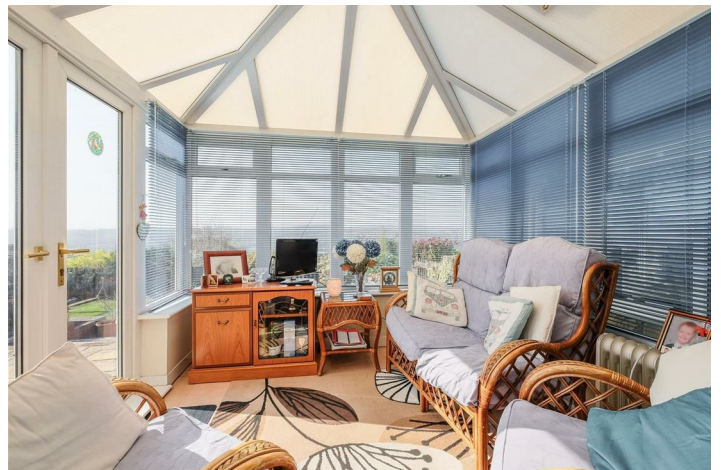
documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

