

# Peter David

# Properties Ltd

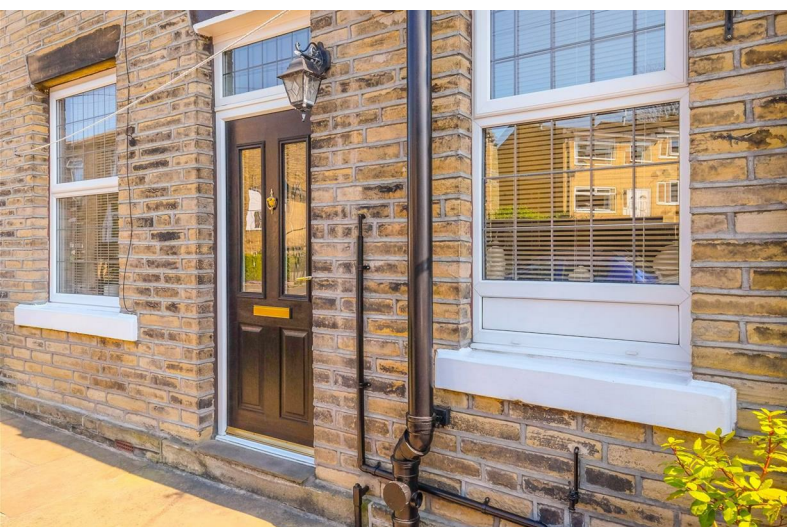
Residential Sales and Lettings



## 7 Manley Street

Brighouse, HD6 1TE

**£139,000**





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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. \*\***

This deceptively spacious terraced property is set across four floors and is well-maintained throughout. Internally comprising: a kitchen, a living room, a useful storage cellar, two bedrooms, a bathroom and an attic room. One of the standout features of this property is its prime location. Just a short stroll away, you will find the bustling town centre of Brighouse, offering an array of shops, cafes, and local amenities. This accessibility enhances the appeal of the home, making it an ideal choice for those who are looking for a convenient location which is close to the M62 network, ideal for those commuting to the nearby cities of Leeds, Halifax, Bradford and Manchester. The property is neutrally decorated throughout, and offers the opportunity for investment with a good rental return achievable. Internal viewings are highly recommended!

## **Living Room**

A good sized living room with a large window to the front aspect, allowing plenty of natural light. The focal point is the feature gas fire.

## **Kitchen**

A neutral kitchen with wall and base units, space for free-standing appliances and tiled splashbacks. The kitchen houses the boiler, has a window to the front aspect and access to the cellar.

## **Cellar**

Useful cellar.

## **Landing**

Providing access to all first floor accommodation, and the second floor attic room.

## **Bedroom One**

A large double bedroom with fitted wardrobes and a window to the front elevation.

## **Bedroom Two**

Window to the front elevation.

## **Bathroom**

A fully tiled modern bathroom with a three piece suite, comprising: a WC, a hand basin and a bath. Wall-mounted, heated towel rail, vanity below the hand basin and an obscured window to the front elevation.

## **Attic Room**

This useful space is currently used for storage and has a velux window.

## **Viewings**

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

## **Directions**

For Satnav please use the postcode HD6 1TE

## **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.

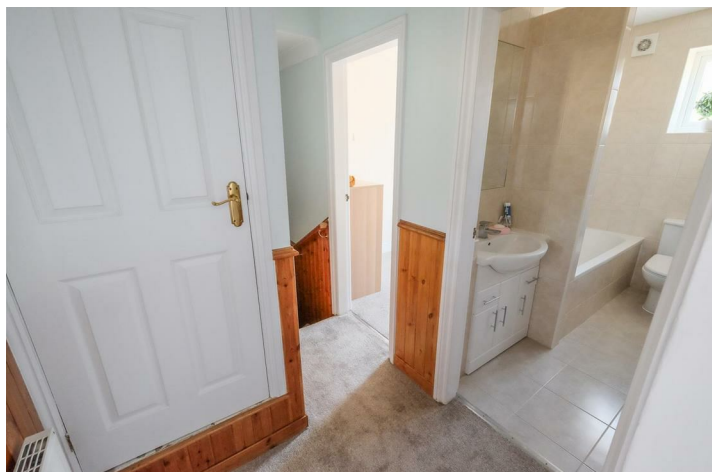
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you,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



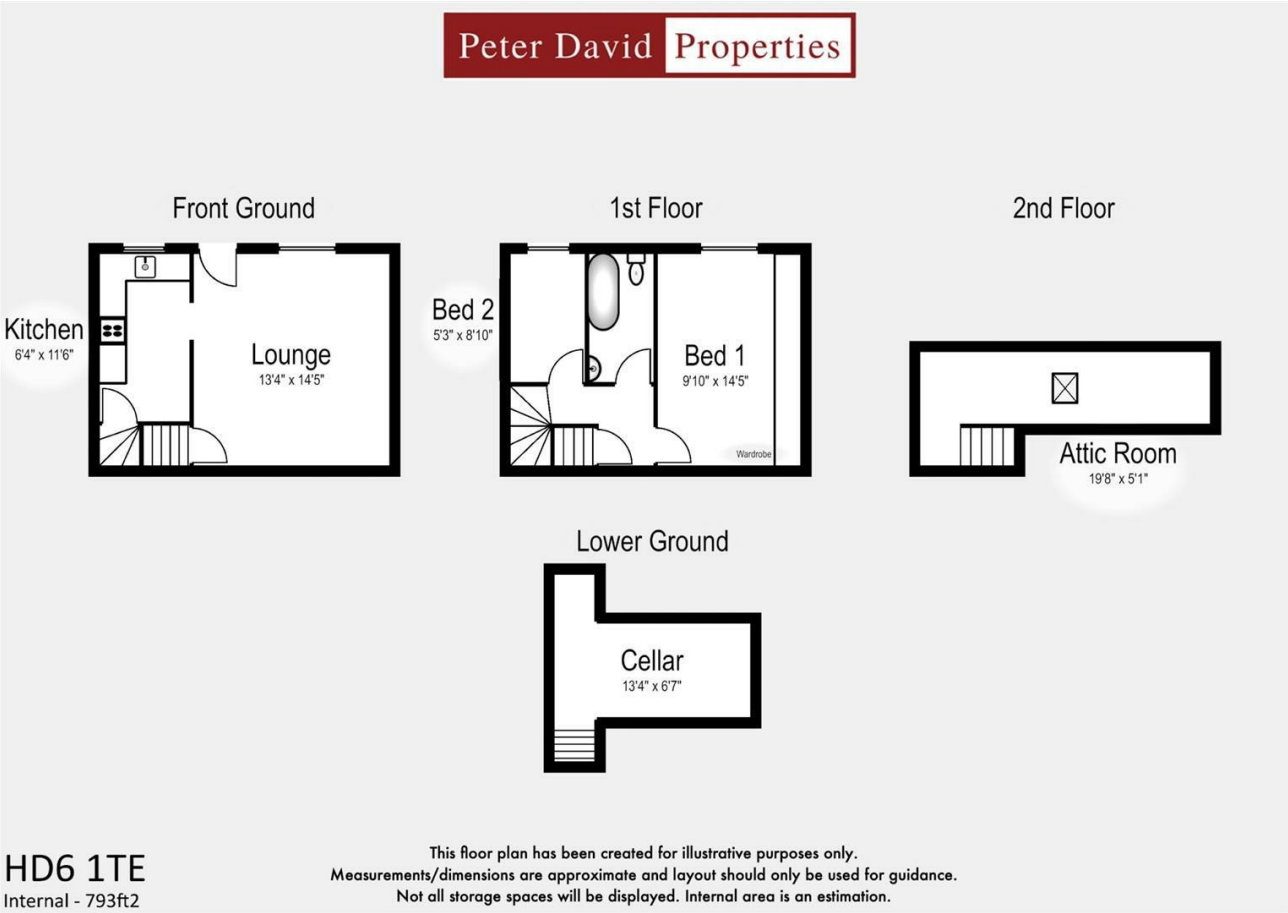
Hybrid Map



Terrain Map



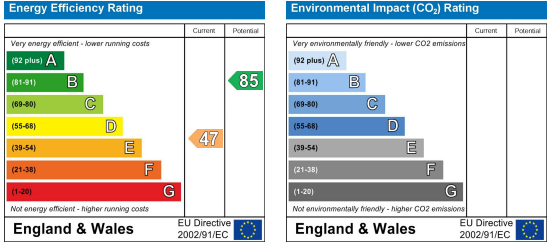
Floor Plan



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.