

Peter David

Properties Ltd

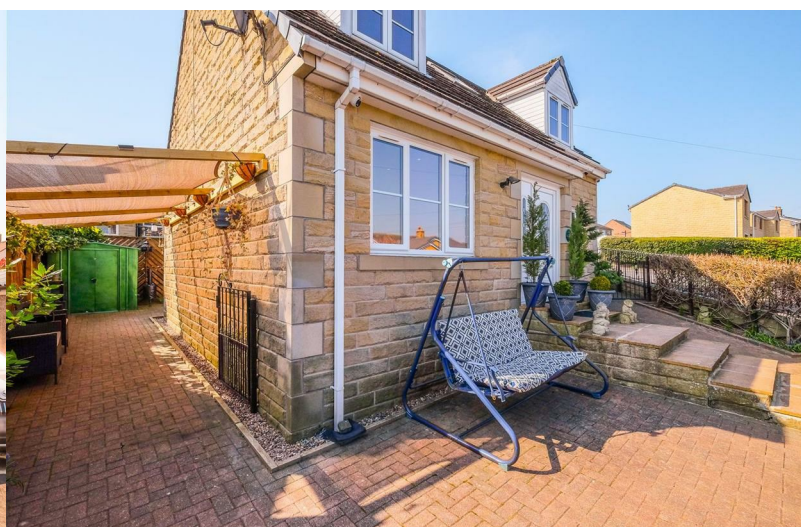
Residential Sales and Lettings



22a Wherwell Road

Brighouse, HD6 3TB

£375,000



22a Wherwell Road

Woodhouse, Brighouse, HD6 3TB

£375,000



Nestled on Wherwell Road in Brighouse, this spacious three-bedroom detached home offers an ideal setting for family living. With its well-presented interiors, this property is perfect for those seeking comfort and convenience.

As you enter, you will appreciate the generous living spaces that provide ample room for relaxation and entertaining. The home features a downstairs w/c, ensuring practicality for family life, while the en-suite facilities add a touch of luxury to the master bedroom. Each of the three double bedrooms is thoughtfully designed and well sized, providing a peaceful retreat for all family members.

The property boasts a garage and a driveway, providing off road parking vehicles, which is a valuable asset in this desirable area. The outdoor space is equally inviting, providing a safe and low maintenance environment for family gatherings.

Situated in an ideal location, this home is conveniently close to local schools and amenities, making it a perfect choice for families. The surrounding community is friendly and welcoming, enhancing the overall appeal of this delightful residence.

In summary, this well-presented detached house on Wherwell Road is not just a property; it is a wonderful family home that combines space, comfort, and a prime location. Do not miss the opportunity to make this charming house your new home.

Entrance Hallway

The entrance hallway leads into the home providing access to the living room and dining room as well as upstairs to the first floor accommodation. A high ceiling with a Velux style window from the landing allows natural light to flood into the space.

Living Room

A spacious living room overlooking the front of the home with a light and neutral colour scheme and leading into the sun room.

Sun Room

Overlooking the side of the property, the sun room has an insulated roof and ceiling spotlights providing an inviting atmosphere. Privacy glass adds a sophisticated touch to this flexible living space.

Dining Room

Overlooking the front of the property with ceiling spotlights and a light and neutral colour scheme, the dining room is open plan to the kitchen and provides a formal dining space.

Kitchen

Overlooking the rear of the home, the kitchen has ample work surface and storage space with white base and wall units as well as an integrated breakfast bar, an integrated oven and hob with extractor fan, integrated dish washer, fridge, freezer and washing machine and a stainless steel sink and drainer.

W/C

A downstairs w/c with hand basin.

Garage

A well sized single garage providing useful parking and storage space with an electric garage door.

Bedroom One

A double bedroom with dual aspect windows to the front and side of the home and access to the en-suite.

En-Suite

With a shower, hand basin, w/c and velux style window.

Bedroom Two

A double bedroom overlooking the side of the home with built in storage space.

Bedroom Three

A double bedroom overlooking the front of the home with built in storage space.

Bathroom

A white bathroom suite with an oversized jacuzzi bath, hand basin and w/c.

External

The property has a driveway to the side of the home providing off road parking, With block paving leading around the front of the home there is a gated entrance and a private rear garden space providing a perfect sun trap with the benefit of being low maintenance.

Directions

For Satnav please use the postcode HD6 3TB

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



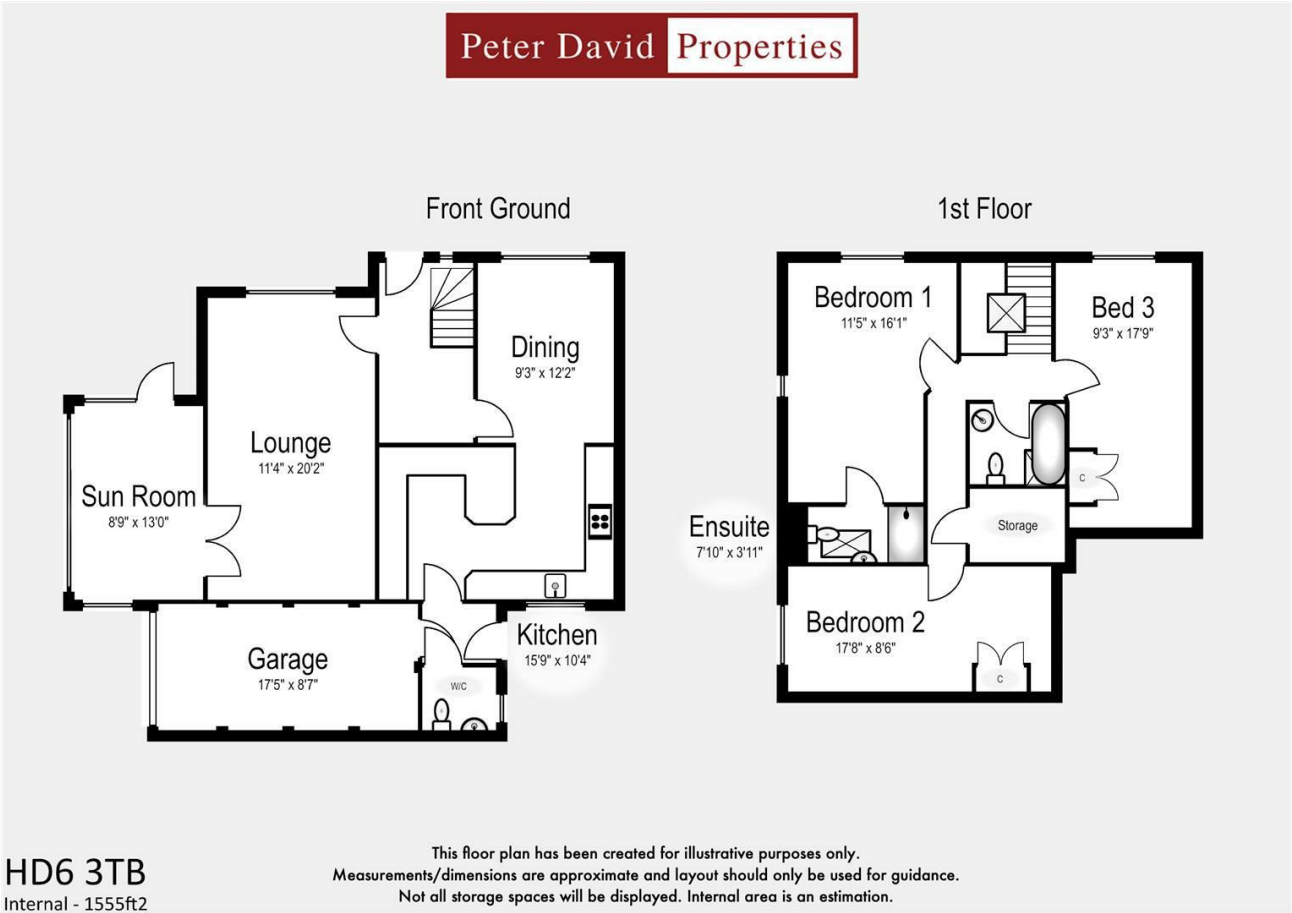
Hybrid Map



Terrain Map



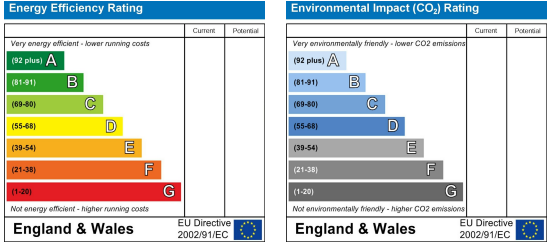
Floor Plan



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



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