

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 13 Marion Street

Brighouse, HD6 2BJ

£105,000

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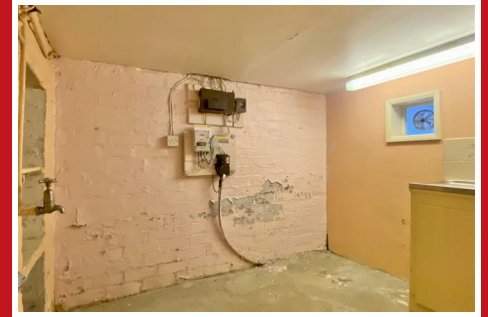




# 13 Marion Street

Waring Green, Brighouse, HD6 2BJ

**£105,000**



A perfect opportunity to purchase this two bedroom property which is ideally located on the popular Marion Street in Brighouse. The home is close to Brighouse town centre with its local amenities and transport links and is also within walking distance of good local schools.

The home has a spacious living room with views overlooking the front garden, a compact but efficient kitchen space and the added benefit of a useable cellar space providing storage solutions for the whole family. Upstairs a spacious landing adds practicality and there are two bedrooms along with a shower room.

The home is ideal for first time buyers or investors and is a perfect blank canvas for you to put your own creative touches and personality on. We would recommend booking a viewing to appreciate the potential this home has to offer.

## Living Room

**13'1",26'2" x 13'1",6'6" (4,8m x 4,2m)**

Entering from the front of the home with a window overlooking the front courtyard, the living room provides a spacious environment in which to relax and entertain with a feature fireplace as the focal point.

## Kitchen

**5'10" x 5'2" (1.8m x 1.6m )**

Leading from the living room, the kitchen has cream base and wall units, a stainless steel sink and drainer, room for a cooker and free standing fridge freezer. There is also access down to the cellar.

## Cellar

**7'6" x 6'10" (2.3m x 2.1m )**

A well sized cellar space providing handy storage and utility space with lighting, a sink and further cupboard space.

## Bedroom One

**11'1" x 9'2" (3.4m x 2.8m)**

A double bedroom overlooking the front of the home.

## Bedroom Two

**7'10" x 5'10" (2.4m x 1.8m)**

A well sized single room to the front of the property.

## Shower Room

With a shower, hand basin, w/c and cupboard space.

## External

The property is elevated from the main road behind stone steps and a low maintenance courtyard. The garden space provides an ideal out door space to sit out on sunny days.

## Directions

For Satnav please use the postcode HD6 2BJ

## Viewings

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

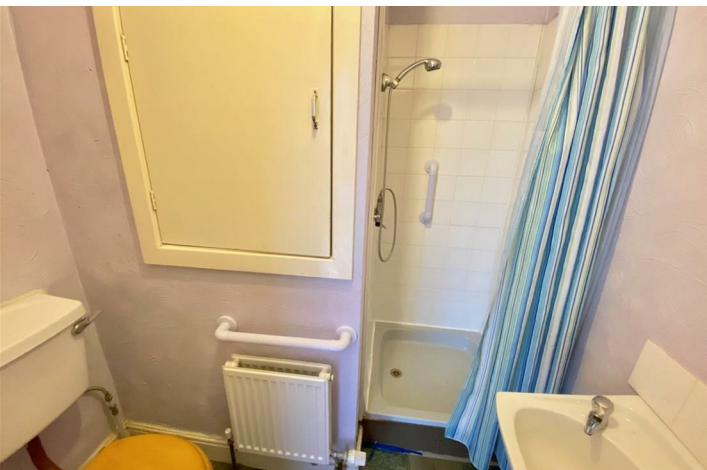
## Mortgages

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**

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Road Map



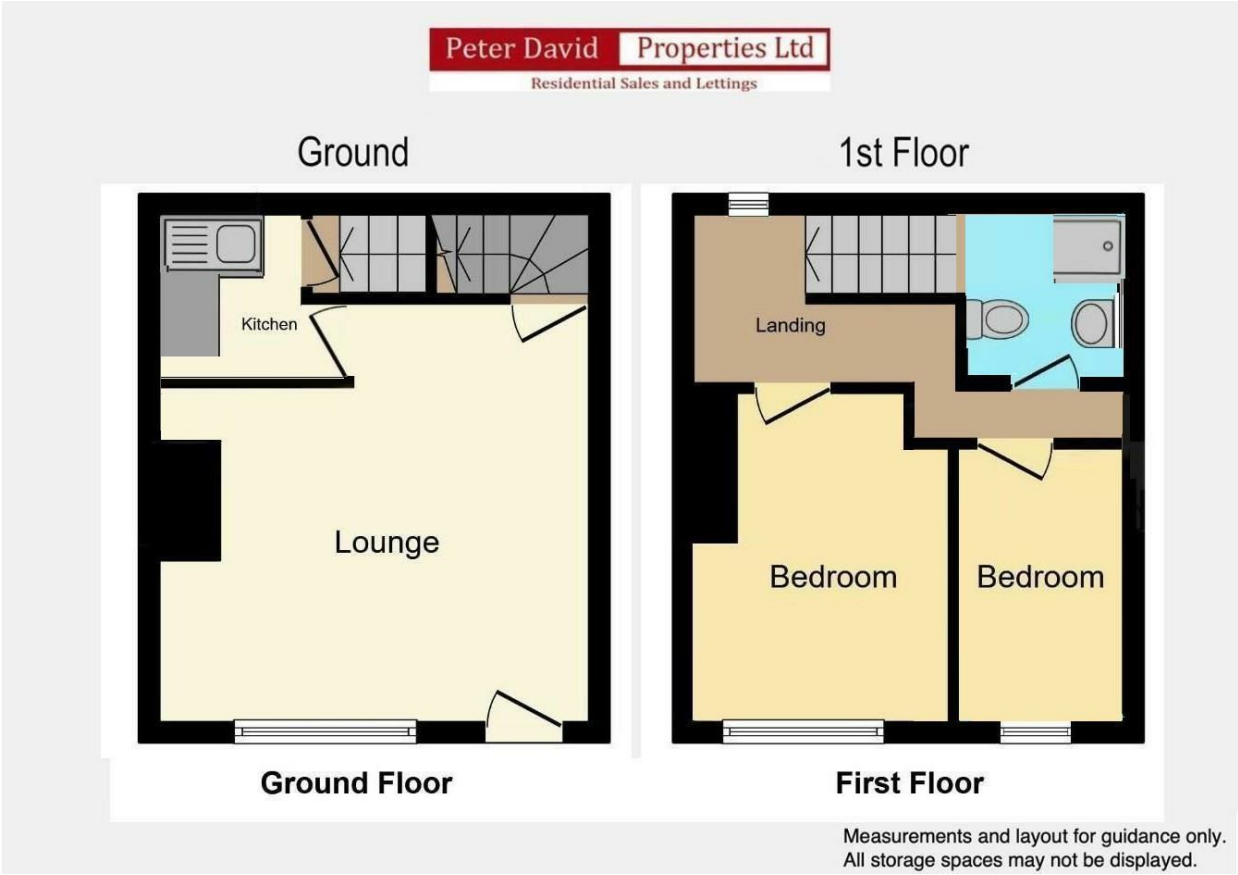
Hybrid Map



Terrain Map



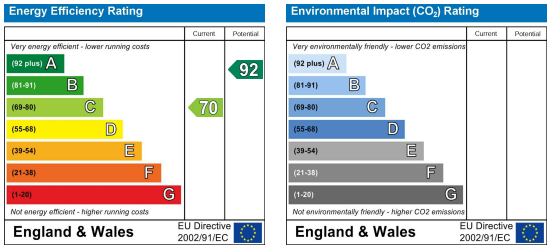
Floor Plan



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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