



20 Kiln Fold

Brighouse, HD6 4JE

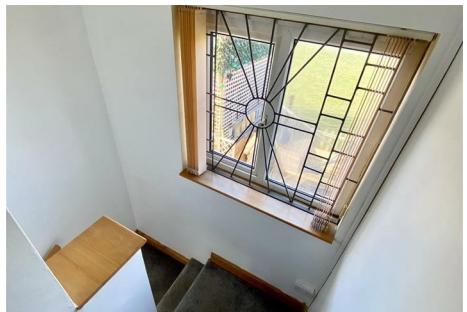
Offers Over £85,000



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Nestled in the charming area of Kiln Fold, Clifton, this delightful one-bedroom first-floor apartment offers a perfect blend of comfort and scenic beauty. The property boasts spacious living areas adorned with light and neutral decor, creating an inviting atmosphere.

One of the standout features of this apartment is the stunning views it provides, overlooking picturesque fields and the rolling countryside. This serene backdrop is ideal for those who appreciate nature and wish to enjoy tranquil surroundings from the comfort of their home.

Additionally, residents will benefit from a shared garden, offering a lovely outdoor space to relax and unwind. Whether you are looking to enjoy a morning coffee in the fresh air or host a small gathering, this garden area is a wonderful asset.

We highly recommend viewing this property to fully appreciate its charm and the lifestyle it offers. With its appealing features and prime location, this apartment is an excellent opportunity for anyone seeking a peaceful retreat in Brighouse.

Internal accommodation briefly comprises an entrance hall, living room, kitchen, bedroom, bathroom and a storage room.

*** This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. ***

Entrance Hall

Entering on the ground floor, the entrance hall leads up a flight of stairs to the first floor accommodation.

Living Room

A spacious living room overlooking the front of the home with a white and neutral colour scheme, grey carpet and wall mounted feature fireplace.

Kitchen

Overlooking the rear of the property with far reaching views over the surrounding landscape and rear garden, the kitchen has cream base and wall units ample worksurface and storage space, an oven, hob and extractor fan, as well as a sink and drainer. There is space for a washing machine and additional storage cupboards for added practicality.

Bedroom

A well sized double bedroom overlooking the front of the home with built in wardrobes, presented in a light and neutral colour scheme.

Bathroom

A white tiled bathroom suite with a bath tub, over bath shower, hand basin and w/c.

Storage Room

A useful storage room which houses the boiler and overlooks the side of the home. This could be used as handy storage space or even a home office.

External

With a shared garden to the rear of the home overlooking the fields beyond.

Leasehold

The property is a leasehold property benefiting from insurance cover and grounds maintenance services being included for £43.97 per month.

Directions

For Satnav please use the postcode HD6 4JE

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



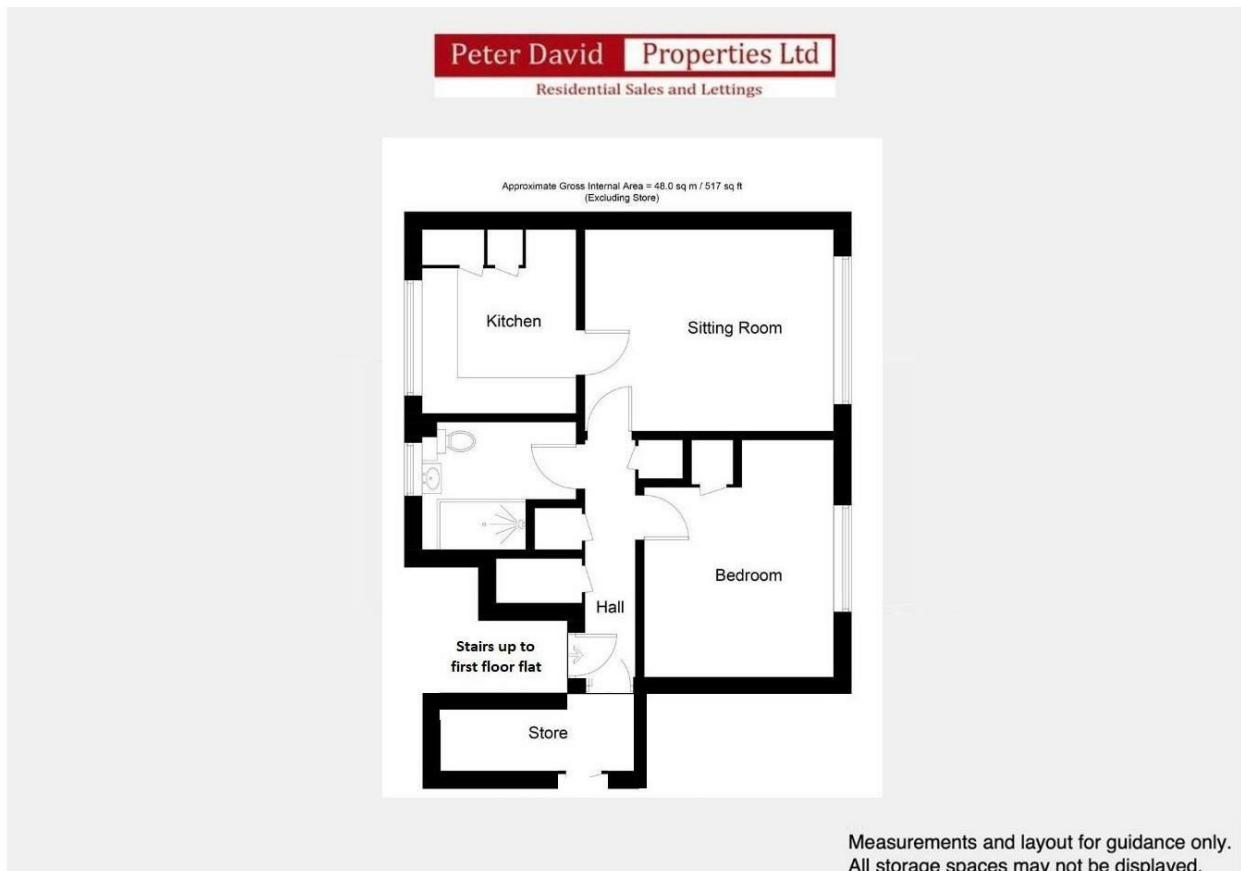
Hybrid Map



Terrain Map



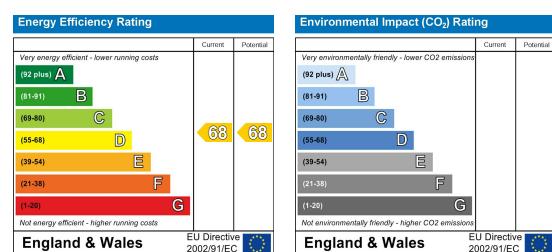
Floor Plan



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



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.