

Peter David

Properties Ltd

Residential Sales and Lettings



11 Mount Pleasant

Brighouse, HD6 3PX

£240,000



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Rastrick, Brighouse, HD6 3PX

£240,000



Nestled in the charming area of Mount Pleasant, Brighouse, this delightful terraced cottage offers a perfect blend of period features and modern living. The property boasts two spacious double bedrooms, providing ample space for relaxation and rest. The two inviting reception rooms are ideal for entertaining guests or enjoying quiet evenings at home, while the useful landing area presents an excellent opportunity for a home office, study, or a serene reading nook.

The cottage also includes a cellar, which serves as a practical utility and storage space, ensuring that your home remains clutter-free. Its well-presented interiors reflect a warm and welcoming atmosphere, making it an ideal choice for those seeking comfort and character.

One of the standout features of this property is its fantastic location. Tucked away in a peaceful setting, it remains conveniently close to local schools and amenities, making it perfect for families and professionals alike. This charming home is not just a place to live; it is a sanctuary that offers both tranquillity and accessibility.

If you are looking for a property that combines traditional charm with modern convenience, this cottage in Mount Pleasant is certainly worth considering.

Entrance Porch

Leading in from the front of the home with a stable door and Yorkshire stone paving, the entrance porch provides space to store coats and shoes and has a window to each side and a wall mounted electric heater.

Living Room

A spacious living room overlooking the front and rear of the home with dual aspect windows. A feature woodburning stove provides the focal point and there is storage space built into one of the alcoves. Wooden flooring and a wall

mounted central heating radiator, wooden beams to the ceiling and wall mounted lighting add points of interest.

Dining Room

Overlooking the front of the home with a light and neutral colour scheme, wall mounted radiator and exposed wooden beam

Kitchen

Overlooking the rear of the home with cream base and wall units, a built in oven and hob, microwave and dishwasher, well as a fridge. Handy pull out storage spaces utilise the cupboard space and wall mounted shelving adds further practicality.

Cellar

Ideal storage and utility space currently housing a freezer and washing machine.

Landing Area

An open landing area with views over the rear aspect providing space for seating or a desk.

Bedroom One

A double bedroom overlooking the rear of the with built in wardrobes

Bedroom Two

A double bedroom overlooking the front of the home.

Bathroom

A tastefully presented shower room with tiled walls, laminate flooring, illuminating mirror, feature hand basin and storage, walk in shower and w/c as well as a heated radiator/towel rail.

Out House

Providing additional storage to the front of the home.

External

A south-east facing garden to the front of the home gets plenty of daytime sunlight. Landscaped with a stone pathway and gravelled areas, including border plants, this space provides an ideal outdoor retreat. There is a communal parking space beyond the front garden with two allocated spaces for the property.

Directions

For Satnav please use the postcode HD6 3PX

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



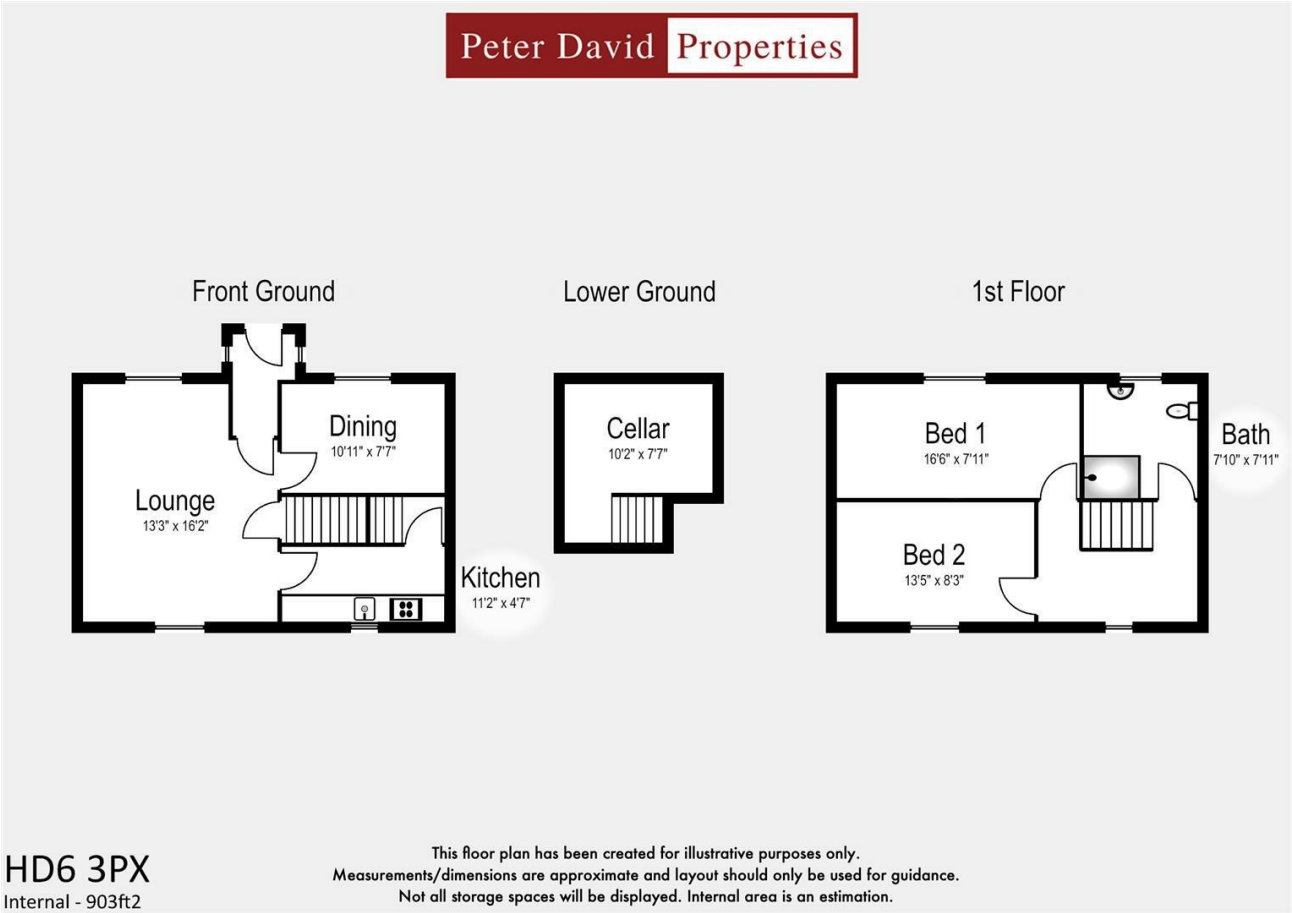
Hybrid Map



Terrain Map



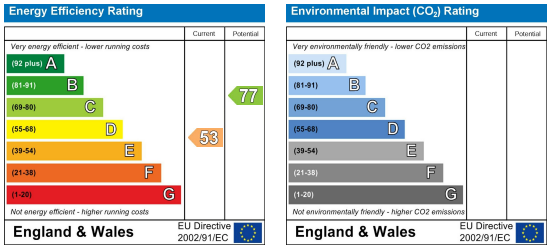
Floor Plan



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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