

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 89 Bradford Road

Brighouse, HD6 4AD

**£159,950**



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This terraced house on Bradford Road presents an excellent opportunity for first-time buyers and investors alike. With two generously sized double bedrooms and a roomy living room as well as a large kitchen diner, this deceptively spacious home offers ample room for comfortable living.

The property features a cellar, providing additional storage or potential for further development, and a quaint rear courtyard, perfect for enjoying the outdoors. The tall ceilings throughout the home create an airy atmosphere, enhancing the sense of space and light.

Situated within walking distance of Brighouse town centre, residents will benefit from easy access to a variety of shops, supermarkets, and excellent transport links, making daily life convenient and enjoyable. This location is ideal for those who appreciate the vibrancy of town living while still enjoying the comforts of a residential area.

With no chain involved, this property is ready for you to make it your own. Whether you are looking to renovate and add value or simply move in and enjoy, we highly recommend viewing this delightful home to fully appreciate its potential. Don't miss out on this fantastic opportunity to secure a property in a sought-after location.

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

## **Entrance Hallway**

A spacious entrance hall leads in from the rear door

providing access to the kitchen diner, living room and down to the cellar. A separate entrance hall to the front of the home leads into the living room and upstairs to the first floor accommodation.

## **Living Room**

Overlooking the front of the home, the spacious living room has double sliding doors leading into the kitchen diner allowing plenty of natural light into the space.

## **Kitchen Diner**

Overlooking the rear of the home, the kitchen diner is a spacious room with worktops and cupboards on two sides. With a sink, oven and gas hob, as well as space for a washing machine, there is plenty of worksurface and storage space and plenty of space for a dining table.

## **Cellar**

Ideal for additional storage space.

## **Bedroom One**

A large double bedroom overlooking the front of the home with views over the park.

## **Bedroom Two**

A double bedroom to the rear of the home with built in cupboards and views over the rear garden.

## **Bathroom**

A modern shower room with walk in shower, hand basin and w/c.

## **Extrenal**

To the front of the home is a small yard set back behind a stone wall. To the rear is a courtyard with a patio area and boarder plants.

## Directions

For Satnav please use the postcode HD6 4AD

## 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



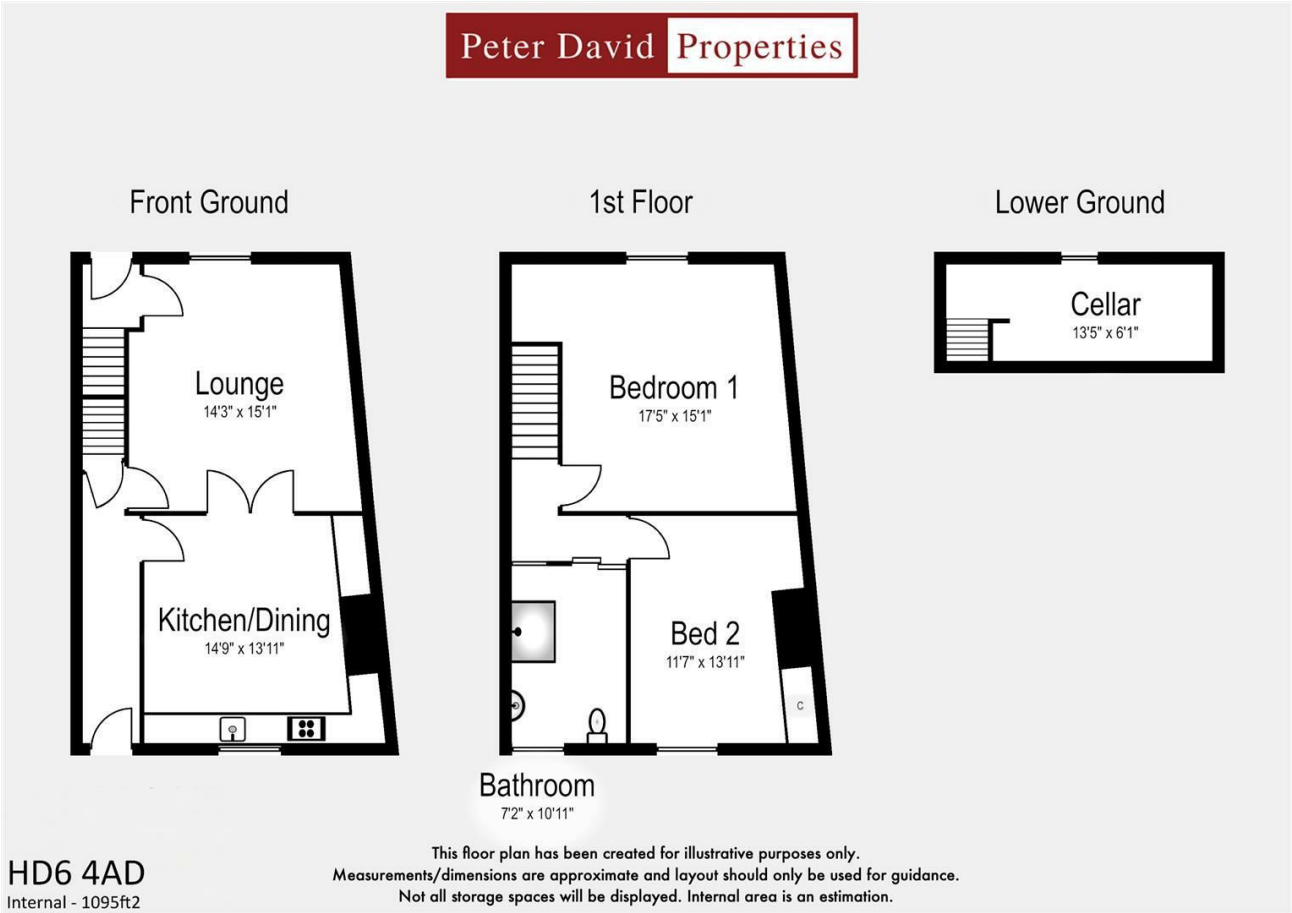
Hybrid Map



Terrain Map



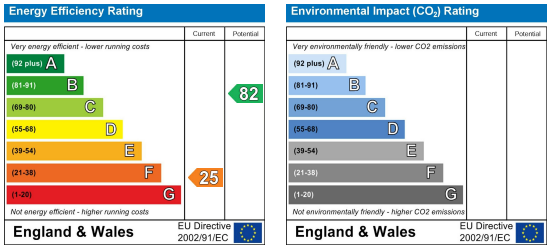
Floor Plan



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.