

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 22 Piggott Street

Brighouse, HD6 2DP

**£119,000**





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Waring Green, Brighouse, HD6 2DP

**£119,000**



Situated on Piggott Street in the charming town of Brighouse, this well-presented terraced house offers a delightful living experience. With two inviting bedrooms and a well-appointed bathroom, this home is perfect for small families, couples, or individuals seeking a comfortable space.

As you enter, you will be greeted by an open plan living area that boasts a deceptively spacious feel, making it ideal for both relaxation and entertaining. The French doors lead you to a lovely south-facing rear courtyard, providing a perfect spot for enjoying the sunshine or hosting gatherings with friends and family.

The property is situated in an ideal location, conveniently close to local schools and amenities, ensuring that everything you need is just a short distance away. With no onward chain, this home is ready for you to move in and make it your own without delay.

This charming two-bedroom home on Piggott Street is a wonderful opportunity for those looking to settle in a vibrant community. Don't miss your chance to view this delightful property.

## Living Room

**14'5" x 10'9" (4.4m x 3.3m)**

A spacious living room with a window overlooking the front of the home and French doors opening onto the rear courtyard. The living room is open plan to the kitchen and presented with a light colour scheme providing a homely space. A feature fireplace provides the focal point.

## Kitchen

**10'5" x 4'3" (3.2m x 1.3m )**

Open plan to the living room, the kitchen has plenty of work surface and storage space with a stainless steel sink, an oven and hob and wooden base and wall units.

## Bedroom One

**13'1" x 8'10" (4.0m x 2.7m)**

A well sized double bedroom to the front of the property with fitted sliding wardrobes at the far side of the room.

## Bedroom Two

**14'1" x 5'2" (4.3m x 1.6m )**

A well sized single bedroom overlooking the rear of the home.

## Bathroom

With a bathtub, over bath shower, hand basin and w/c.

## External

Set back from Piggott Street behind a small front yard, the property is accessed through a gate from the front. To the rear is a paved courtyard which is south-facing providing a perfect sun trap.

## Directions

For Satnav please use the postcode HD6 2DP

## 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.

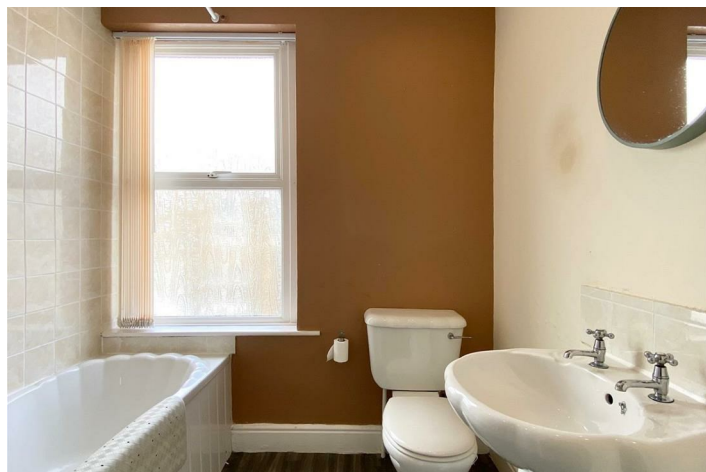
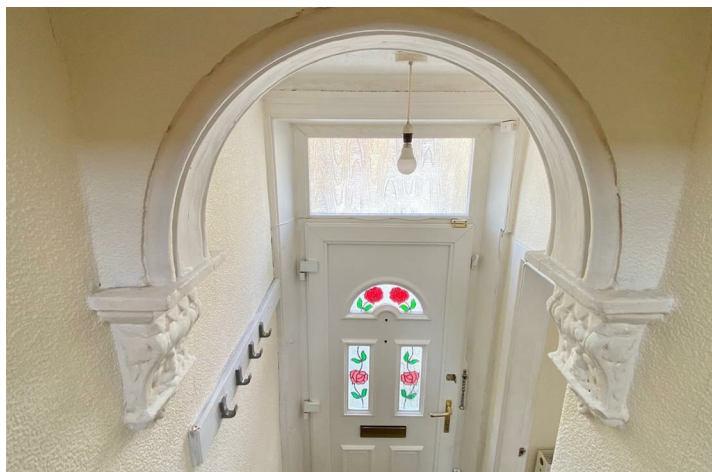
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, 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

Peter David Properties

Front Ground

Living Room

Kitchen

1st Floor

Bath

Bedroom1

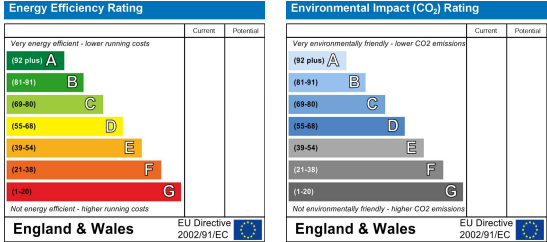
Bedroom 2

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

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.