

Peter David

Properties Ltd

Residential Sales and Lettings

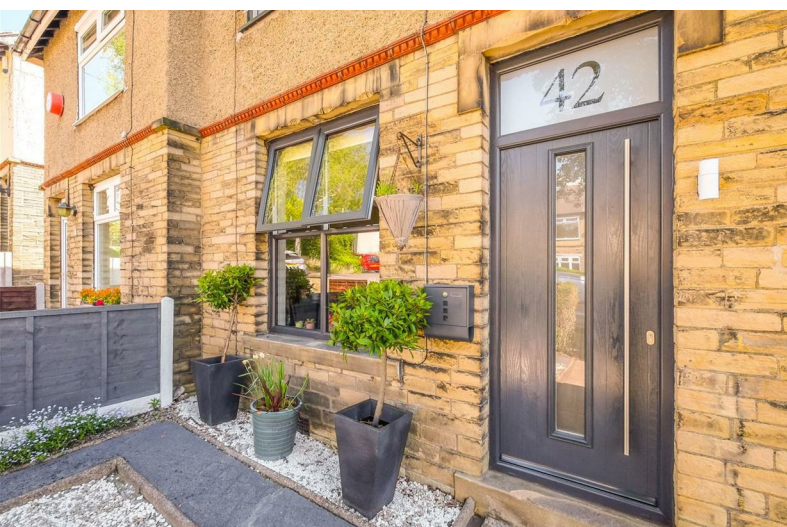


42 Highfield Avenue

Brighouse, HD6 4EB

O.I.R.O £185,000

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This beautifully presented two-bedroom terraced home on Highfield Avenue in Bailiff Bridge is a true gem. Recently undergoing a full renovation, the property seamlessly blends character features with modern touches, creating a warm and inviting living space that is perfect for contemporary living.

As you step inside, you will be greeted by a thoughtfully designed reception room that exudes comfort and style. The two well-proportioned bedrooms offer ample space for relaxation, while the modern bathroom provides a tranquil retreat. The property has been meticulously updated, ensuring that every corner reflects quality and attention to detail.

One of the standout features of this home is the landscaped garden, which provides an ideal outdoor space for both entertaining and enjoying quiet moments in nature. This delightful garden is perfect for small families, offering a safe and pleasant environment for children to play.

Situated in a sought-after location, this property is conveniently close to local schools and amenities, making it an excellent choice for families looking to settle in a friendly community. With its combination of charm, modernity, and practicality, this home is sure to appeal to a variety of buyers.

We highly recommend scheduling a viewing to fully appreciate all that this lovely property has to offer. Don't miss the opportunity to make this house your home.

Living Room

Overlooking the front of the home, the living room retains character decorative touches such as cornicing and coving, and brings them thoroughly up to date with a palatable green and white colour scheme. The flooring is a combination of laminate and carpeted areas creating a natural flow through the room. The chimney breast has an electrical socket installed ready for those wanting a wall mounted television as the focal point.

Kitchen Diner

Overlooking the rear of the home, the kitchen has been fully updated with new units and worktops and provides plenty of space for all your culinary needs.

Bedroom One

A double bedroom overlooking the front of the home with built in storage space.

Bedroom Two

A well sized bedroom to the rear of the home overlooking the garden.

Bathroom

With a bath tub, over bath shower, hand basin and w/c, the bathroom has stylish touches making it a stand out feature of the home.

External

Set back from the road behind a gravelled front garden with a path leading up to the home, the front garden has hedges to add privacy. At the rear are two patio areas meaning sunseekers can follow the sun, as well as pathway and artificial lawn.

Directions

For Satnav please use the postcode HD6 4EB

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.

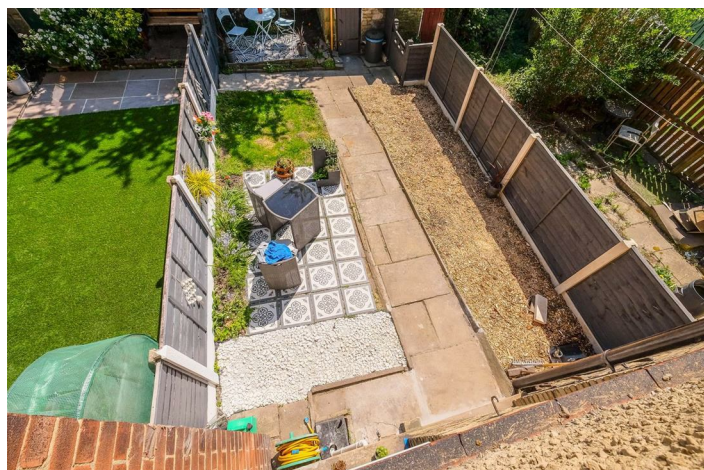
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially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



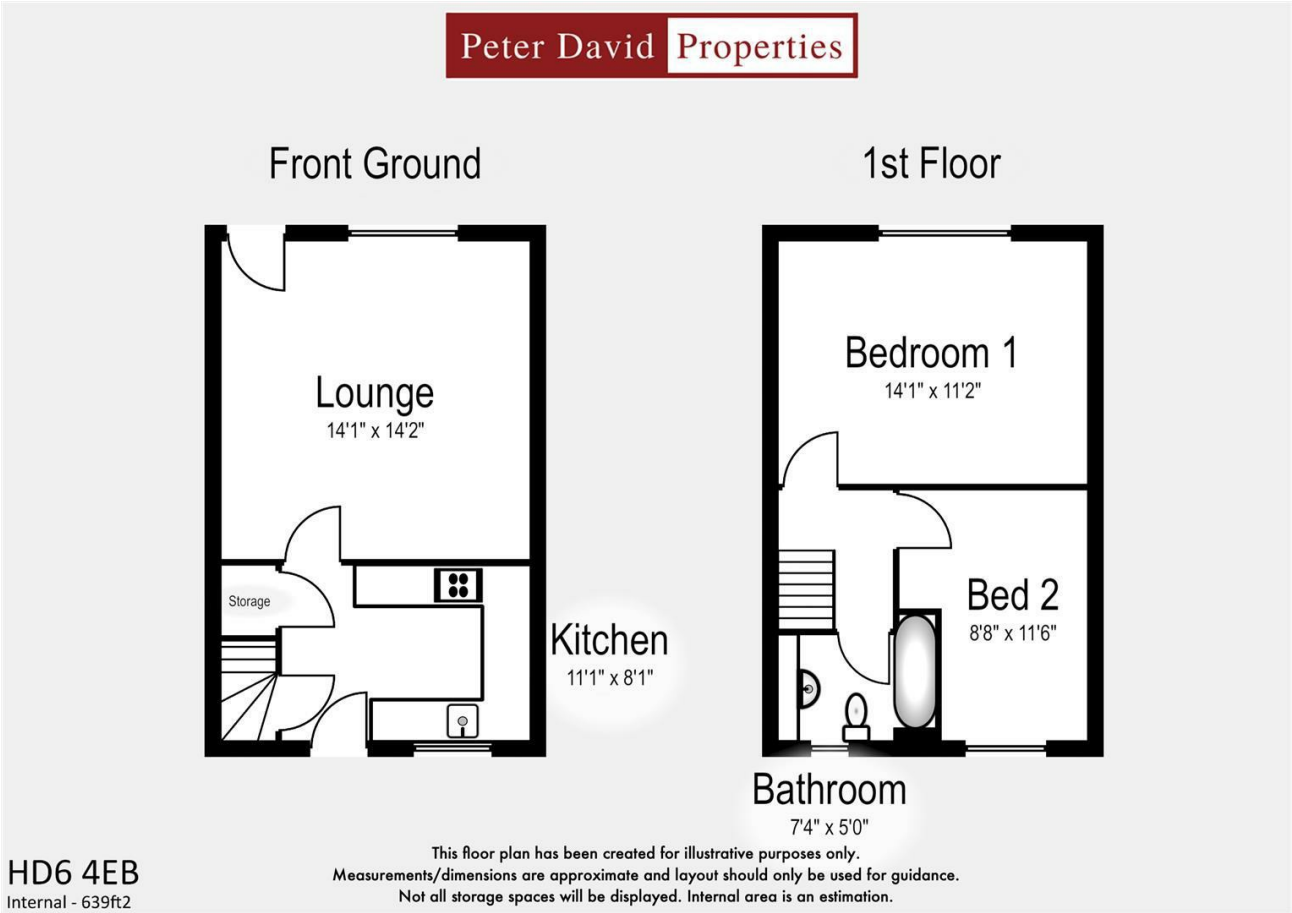
Hybrid Map



Terrain Map



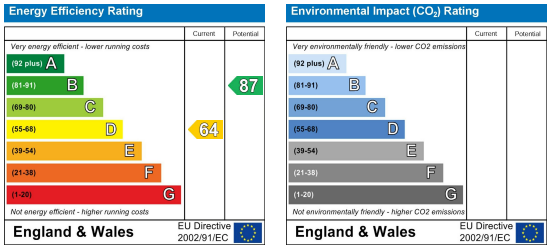
Floor Plan



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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