

Peter David

Properties Ltd

Residential Sales and Lettings



47 Warren Park

Brighouse, HD6 2RR

£259,950

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Hove Edge, Brighouse, HD6 2RR

£259,950



A perfect opportunity to purchase this TWO BEDROOM DETACHED BUNGALOW which is perfectly situated on Warren Park, a quiet residential street within easy reach of local amenities and transport links.

The property is tucked away at the end of a cul-de-sac and benefits from a well sized garden, off road parking and a garage. Internally the home features an entrance porch, integrated kitchen, living room, conservatory, two bedrooms and a shower room.

Well presented throughout having just been redecorated, and with blinds in every room, the home is ready to be enjoyed by its new owners - please contact us to discover more and arrange your viewing.

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

Entrance Porch

Leading in from the front of the home with plenty of space for coats and shoes, the entrance porch has a window and leads into the home.

Kitchen

With a light, ivory and neutral colour scheme throughout with ivory base and wall units. The kitchen has a stainless steel sink and drainer, oven and hob. There is also a fridge freezer and dishwasher.

Living Room

A spacious living room which leads onto the

conservatory. Laminate flooring extends throughout and a feature fireplace provides the focal point.

Conservatory

A large conservatory overlooking the garden which features a full size radiator, as well as air-conditioning and a wood burner making it perfect for use all year round. Roof and window blinds add to the space which is currently utilised as an extra dining space.

Bedroom One

A double bedroom overlooking the rear garden with light and neutral décor, laminate flooring and built in full length wardrobes providing plenty of storage space.

Bedroom Two

A second bedroom to the front of the home currently utilised as an office space.

Shower Room

A newly fitted shower room which is tastefully tiled with a walk in shower, sink and w/c.

Garage

Ideal for parking and storage space

External

The property is set back from the cul-de-sac. There is access to the driveway and garage at the front of the home. To the side of the property is additional parking and there is a well sized private garden to the rear with a lawn, patio, summer house and shed.

Directions

For Satnav please use the postcode HD6 2RR

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



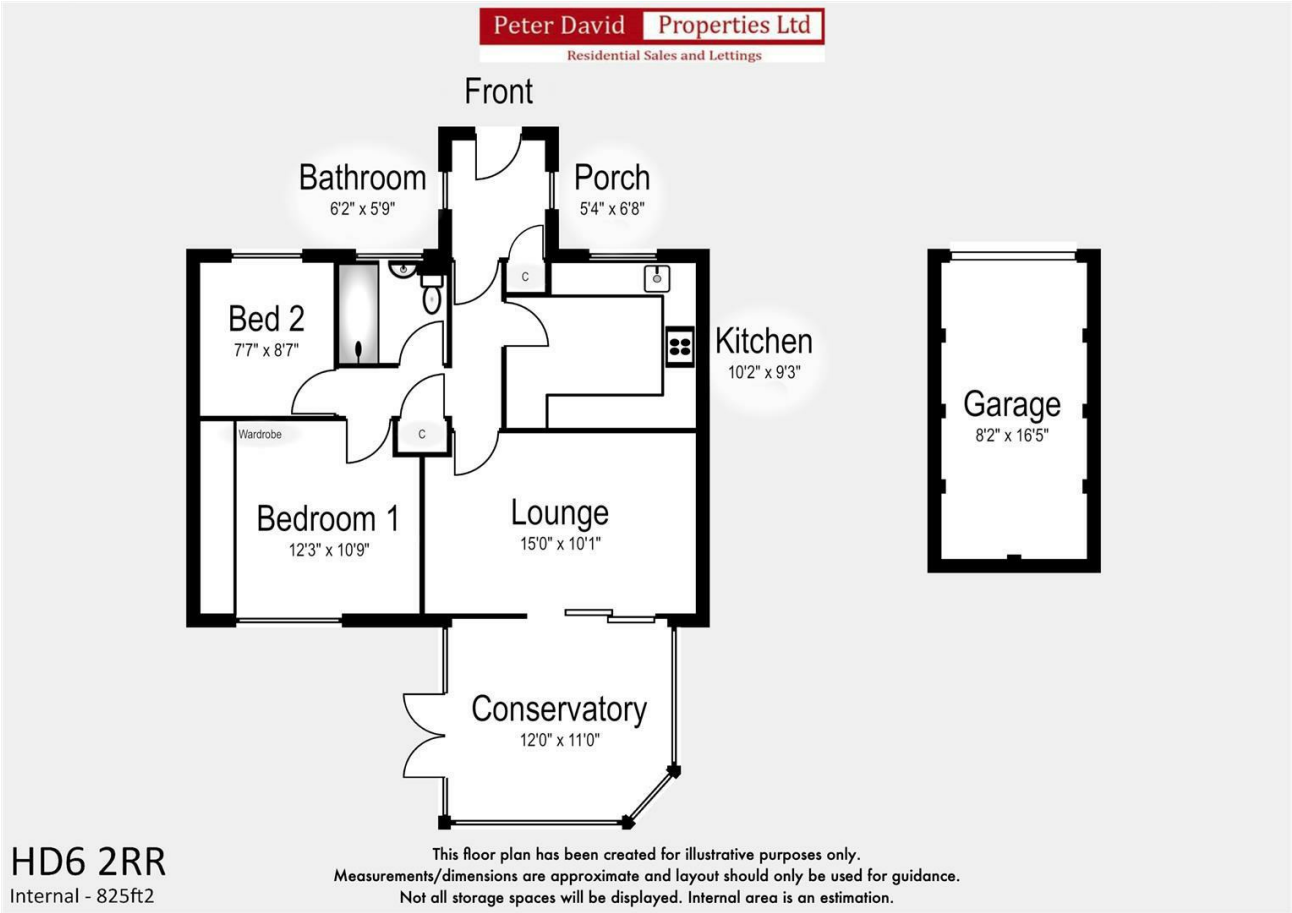
Hybrid Map



Terrain Map



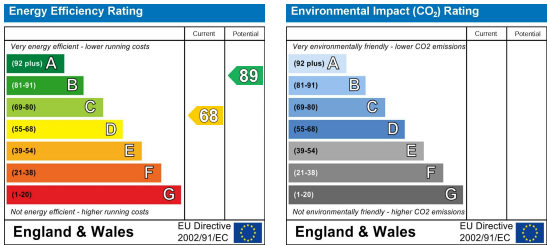
Floor Plan



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.