

Peter David

Properties Ltd

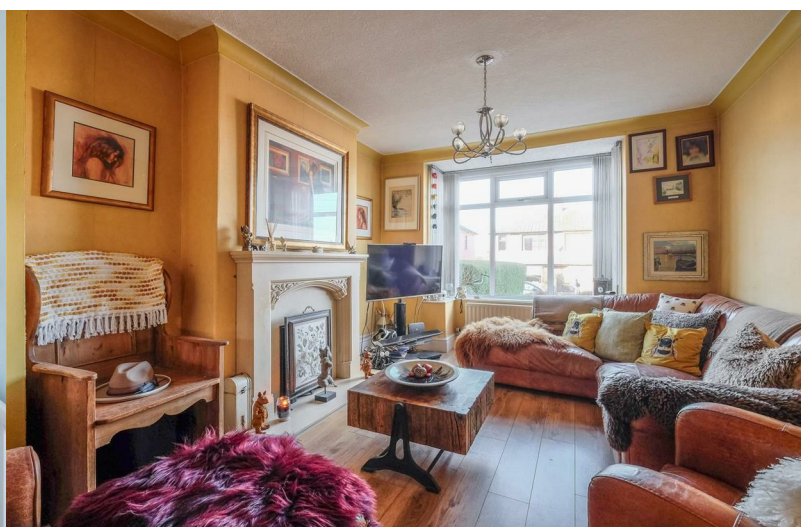
Residential Sales and Lettings



39 Well Green Lane

Brighouse, HD6 2NS

O.I.R.O £240,000



39 Well Green Lane

Hove Edge, Brighouse, HD6 2NS

O.I.R.O £240,000



Located in the desirable area of Well Green Lane, Hove Edged, Brighouse, this spacious three-bedroom semi-detached home presents an excellent opportunity for families seeking comfort and convenience. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The dining area seamlessly connects to the private rear garden, which features a lovely decking area, perfect for enjoying sunny afternoons or hosting barbecues. The garden offers a tranquil retreat, ideal for children to play or for adults to unwind after a long day.

Upstairs, you will find three generously sized bedrooms, each offering a peaceful sanctuary for rest. The family bathroom is conveniently located to serve all bedrooms, ensuring practicality for everyday living with a separate w/c.

Parking is made easy with a driveway that accommodates two vehicles, a valuable asset in this sought-after location. The property is ideally situated close to local schools and amenities, making it perfect for families looking to settle in a community-oriented neighbourhood.

This charming home is not only a wonderful place to live but also a fantastic investment for the future. We highly recommend scheduling a viewing to fully appreciate all that this property has to offer. Don't miss out on the chance to make this delightful house your new family home.

*** 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 hallway with understairs storage and access to the living room and kitchen.

Living Room

Overlooking the front of the home with a warming yellow colour scheme, the living room has a feature gas fireplace. and a bay window allowing plenty of natural light.

Dining Room

Open plan to the living room, the dining room opens onto the rear garden through french doors and provides ample dining space.

Kitchen

The kitchen overlooks the rear of the property with an oven and hob. space for fridge freezer and washing machine. The room is finished in a neutral colour scheme and provides plenty of worksurface and storage space.

Bedroom One

A spacious double bedroom overlooking the front of the home with laminate wood flooring, a bay window, fitted wardrobes and a calming light green colour scheme.

Bedroom Two

A second double bedroom with laminate wooden flooring, a tastefully presented dark blue colour scheme and views overlooking the rear garden.

Bedroom Three

A well sized single bedroom to the front of the home with a homely magnolia colour scheme.

Bathroom

With a P-shaped bathtub, over bath shower, sink and heated towel rail, the bathroom is part tiled with a blue colour scheme to the walls.

W/C

A separate w/c adds practicality.

Attic

Drop down ladders provide access to this handy storage space which is boarded.

External

The driveway to the front of the home provides off road parking for two vehicles. Stone steps lead up to the property. To the rear of the property is a decked terrace and mature garden space which extends from the property providing a large outdoor retreat. .

Directions

For Satnav please use the postcode HD6 2NS

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



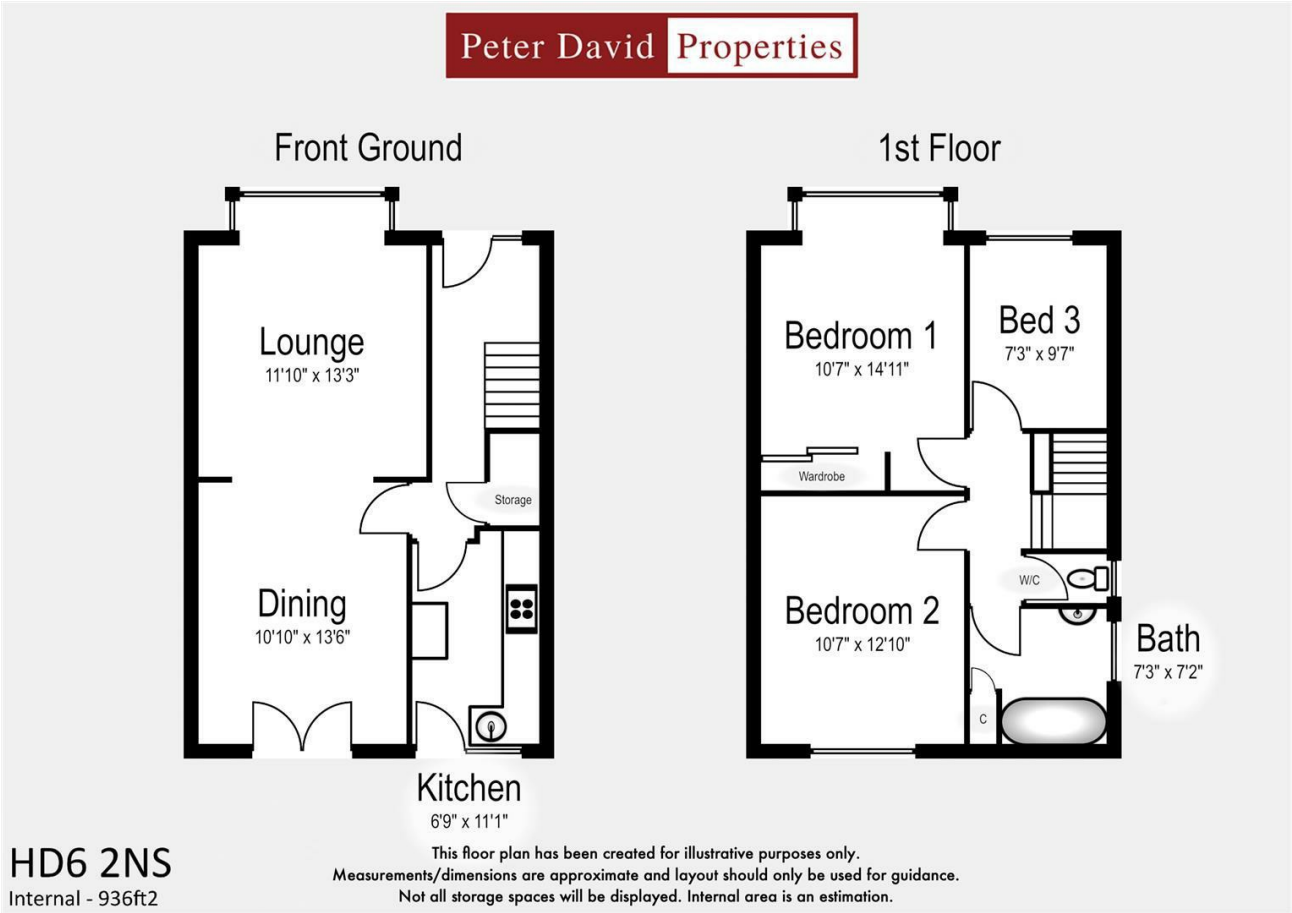
Hybrid Map



Terrain Map



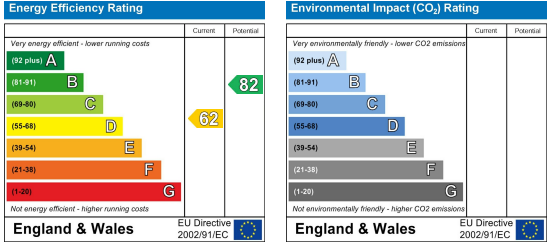
Floor Plan



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.