

Peter David

Properties Ltd

Residential Sales and Lettings



50 Wakefield Road

Brighouse, HD6 1QL

£115,000



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Situated in Wakefield Road in the charming town of Brighouse, this deceptively spacious end terrace house offers a delightful blend of comfort and convenience. With two generously sized double bedrooms, this property is perfect for small families, couples, or individuals seeking extra space.

Upon entering, you will be greeted by a well-presented interior that exudes warmth and style. The open plan living kitchen area is a standout feature, providing an inviting space for both relaxation and entertaining. This layout not only maximises the use of space but also creates a sociable atmosphere, ideal for modern living.

The property is situated in a central location, allowing residents to enjoy the vibrant amenities of Brighouse town centre, all within a short walking distance. This means you can easily access shops, cafes, and local services, making daily life both convenient and enjoyable.

With a modern bathroom, this home meets all the essential needs of contemporary living. The combination of its spacious layout, modern presentation, and prime location makes this end terrace house a fantastic opportunity for those looking to settle in a welcoming community.

The property also benefits from a paved front garden with mature hedges adding to its privacy, and an additional garden space to the side of the home which could be transformed into a beautiful retreat for any gardening enthusiast.

In summary, this property on Wakefield Road is not just a house; it is a place where you can truly feel at home. Whether you are a first-time buyer or seeking a rental opportunity, this charming residence is well worth your consideration.

Entrance Porch

The entrance porch leads in from the front of the home providing a handy space to hang coats before entering the living room.

Open Living Kitchen

14'1" x 13'1" (4.3m x 4.0m)

An open plan living space overlooking the front of the home with laminate flooring, a feature fireplace, light and neutral colour scheme and cream base and wall units. There is an oven and hob as well as a stainless steel sink and drainer and space for a fridge freezer.

Understairs Storage

A useful utility space accessed from the kitchen with a window to the side of the property.

Bedroom One

12'9" x 9'6" (3.9m x 2.9m)

A double bedroom on the first floor overlooking the front of the home with built in wardrobes.

Bathroom

Tiled throughout with a bath tub, over bath shower, hand basin and w/c,

Bedroom Two

18'0" x 14'9" (5.5m x 4.5m)

On the second floor the attic bedroom is a well sized double with a Velux style window.

External

The property is set back from the road behind a stone wall and gated pathway. Mature hedges add privacy with a paved front garden. To the side of the home is an additional garden space adding further potential to this lovely home.

Directions

For Satnav please use the postcode HD6 1QL

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

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Storage

Open Living Space

Porch

Bathroom

Bedroom One

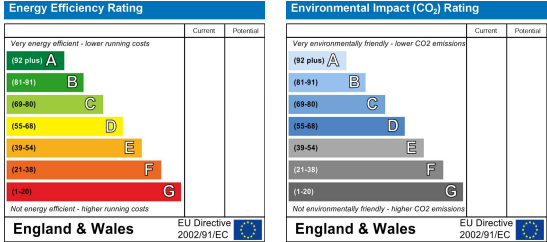
Bedroom Two

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



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