

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 14 Waterloo Road

Brighouse, HD6 2AT

**£140,000**

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# 14 Waterloo Road

Waring Green, Brighouse, HD6 2AT

**£140,000**



Offered for sale with no onward chain

Located on Waterloo Road in Brighouse, this well-presented home offers a delightful opportunity for first-time buyers seeking a spacious and modern home. Recently decorated, the property boasts a fresh and inviting atmosphere, making it ready for you to move in and make it your own.

Spanning four floors, this deceptively spacious residence features two double bedrooms, providing ample room for relaxation and rest. Additionally, there is a dedicated study space, perfect for those who work from home or require a quiet area for study and creativity.

The property has been thoughtfully updated with a new bathroom suite, ensuring both style and functionality. This modern touch complements the overall appeal of the home, making it a comfortable retreat for its occupants.

With its prime location in Brighouse, residents will enjoy easy access to local amenities, schools, and transport links, making it an ideal choice for those looking to settle in a vibrant community. This property truly represents a wonderful opportunity to own a charming home in a desirable area. Don't miss your chance to view this exceptional property.

## Living Room

**14'1" x 13'5" (4.3m x 4.1m )**

A well sized living room which overlooks the front garden with a light and neutral colour scheme and laminate flooring and external access to the garden from the front door.

## Kitchen Diner

**13'9" x 13'5" (4.2m x 4.1m )**

A spacious kitchen diner on the lower ground floor with wooden base and wall units, a built in oven and hob, space for a washer and drier and external access out to the front of the home.

## Cellar

**12'9" x 6'2" (3.9m x 1.9m )**

A vaulted cellar providing useful storage space.

## Bedroom One

**16'0" x 10'9" (4.9m x 3.3m )**

On the first floor, the double bedroom has a light blue colour scheme and has space for wardrobes, with lovely south facing views over the garden and landscape beyond.

## Bathroom

A new bathroom suite with bath tub, over bath shower, hand basin, w/c, heated towel rail and illuminated vanity unit with a white tiled finish.

## Study

**11'5" x 6'2" (3.5m x 1.9m )**

At the top of the second floor landing space with velux windows and a green colour scheme.

## Bedroom Two

**12'1" x 10'9" (3.7m x 3.3m)**

A double bedroom in the attic with velux window and exposed wooden beam.

## External

The property has a garden space which features a lawn and patio. Useful storage sheds add a touch of practicality and the property can be accessed through

external doors both into the kitchen on the lower ground floor or into the living room on the upper ground floor.

### Directions

For Satnav please use the postcode HD6 2AT

### 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.

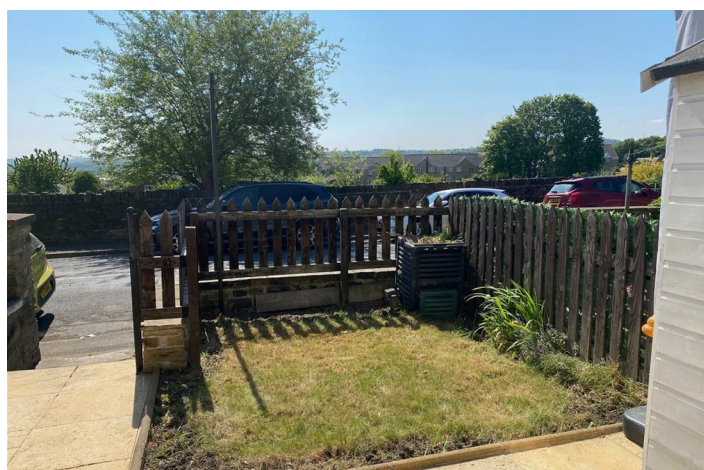
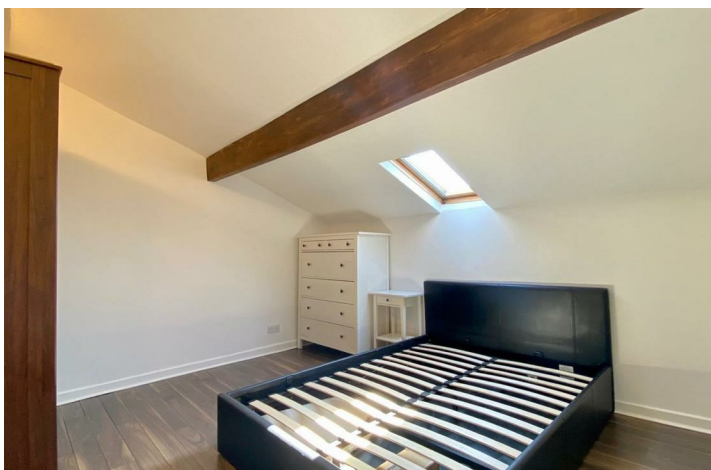
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there

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

Kitchen

Living Room

BEDROOM 1

BATHROOM

Study

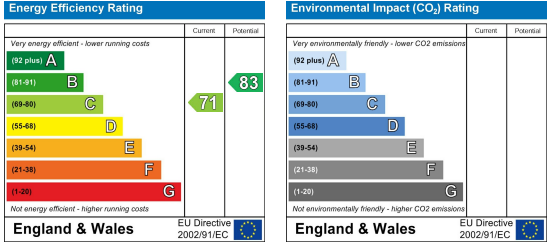
ATTIC BEDROOM

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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