

Peter David

Properties Ltd

Residential Sales and Lettings



10 Stackgarth

Brighouse, HD6 3HH

£145,000



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Nestled in the charming area of Stackgarth, Brighouse, this spacious two-bedroom semi-detached house presents an excellent opportunity for both investors and first-time buyers. The property is in need of modernisation, offering a fantastic blank canvas for those looking to create their dream home tailored to their personal taste.

Upon entering, you will find a welcoming reception room that provides ample space for relaxation and entertaining. The two well-proportioned bedrooms offer comfortable living quarters, perfect for a small family or individuals seeking extra space. The bathroom is conveniently located, ensuring practicality for everyday living.

One of the standout features of this property is the beautifully landscaped rear garden, which provides a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. Additionally, the property benefits from useful storage options, including a cellar and an outbuilding in the garden, ideal for keeping your belongings organised.

This semi-detached home is not only a great investment opportunity but also a chance to put your own stamp on a property in a desirable location. With its potential for modernisation and the charm of the surrounding area, this house is sure to attract those looking to make a house their home. Don't miss out on the chance to view this promising property.

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

Living Room

15'5" x 14'5" (4.7m x 4.4m)

Overlooking the garden from an elevated position, the living room provides a spacious environment to relax and entertain. A gas fire provides the focal point.

Kitchen

16'8" x 5'10" (5.1m x 1.8m)

With wooden cladding, the kitchen diner has ample workspace and storage space with a built in oven, hob and sink as well as ceiling spotlights.

Cellar

10'5" x 7'10" (3.2m x 2.4m)

A vaulted cellar provides additional storage space.

Bedroom One

15'5" x 11'5" (4.7m x 3.5m)

A well sized double bedroom with built in storage space and a yellow colour scheme.

Bedroom Two

14'9" x 5'10" (4.5m x 1.8m)

A double bedroom with a built in cupboard at the end of the room and a blue colour scheme.

Bathroom

With a bathtub, over bath shower, hand basin and w/c

Landing

There is a loft hatch with drop down ladder providing access to the loft for additional storage.

External

To the front of the home is a paved parking space and a gate that leads to a pathway at the side of the

home. The rear garden descends down stone steps to a landscaped garden with an artificial lawn, patio area and a useful out house providing additional storage space.

Directions

For Satnav please use the postcode HD6 3HH

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.

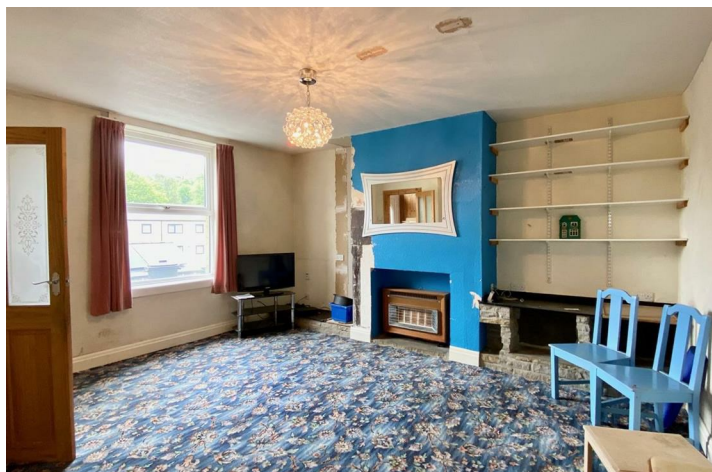
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a

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



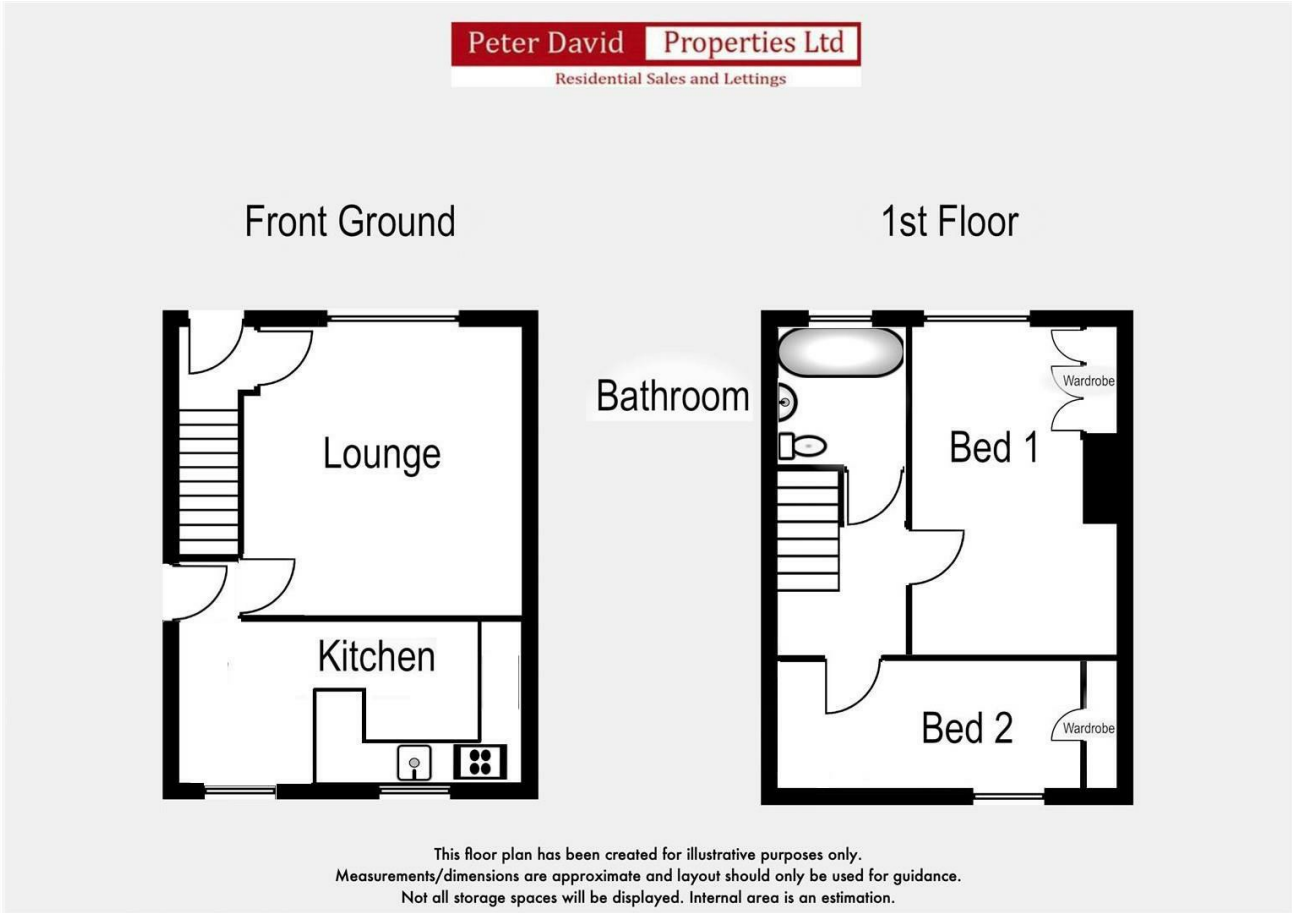
Hybrid Map



Terrain Map



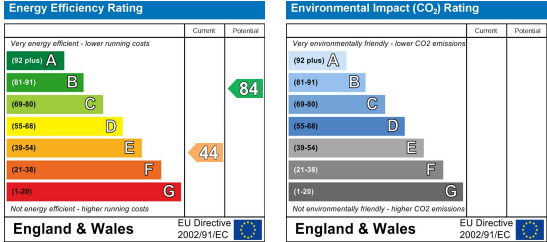
Floor Plan



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.