

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 5 St. Chads Avenue

Brighouse, HD6 2PR

**£165,000**





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Hove Edge, Brighouse, HD6 2PR

**£165,000**



Located in the charming area of Hove Edge, St. Chads Avenue presents a delightful opportunity for first-time buyers or those looking to downsize. This two-bedroom terraced house offers a perfect blend of comfort and convenience, making it an ideal choice for modern living.

Upon entering, you will find a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The property features two well-proportioned bedrooms, ensuring ample space for rest and relaxation. The bathroom is thoughtfully designed, catering to all your daily needs.

One of the standout features of this home is the driveway, providing parking for one vehicle, a valuable asset in this sought-after location. Additionally, the garden offers a lovely outdoor space, ideal for enjoying the fresh air or hosting summer gatherings.

Situated close to local schools and amenities, this property is perfectly positioned for families and individuals alike. The vibrant community of Hove Edge ensures that you are never far from essential services and recreational activities.

We highly recommend viewing this charming terraced home to fully appreciate its appeal and potential. With its ideal location and practical features, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely property your new home.

## Entrance Porch

An entrance porch leads in off the driveway to the front of the home providing access into the living room.

## Living Room

A spacious living room with a neutral colour scheme and light grey carpets. A feature electric fireplace provides the focal point and a window overlooks the front aspect.

## Kitchen Diner

To the rear of the home, the kitchen diner has ample worksurface and storage space with white cupboards, a built in oven and hob, sink and drainer as well as space for a washing machine. A pantry provides further storage space which currently houses a fridge and freezer.

## Bedroom One

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

## Bedroom Two

A smaller double bedroom overlooking the rear of the home with built in wardrobes.

## Bathroom

A modern shower room which is tastefully tiled with a walk in shower, hand basin with storage, w/c and a heated towel rail.

## External

The home is set back behind a private driveway at the front. The rear of the property has a low maintenance paved garden with a storage shed.

## Directions

For Satnav please use the postcode HD6 2PR

## 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



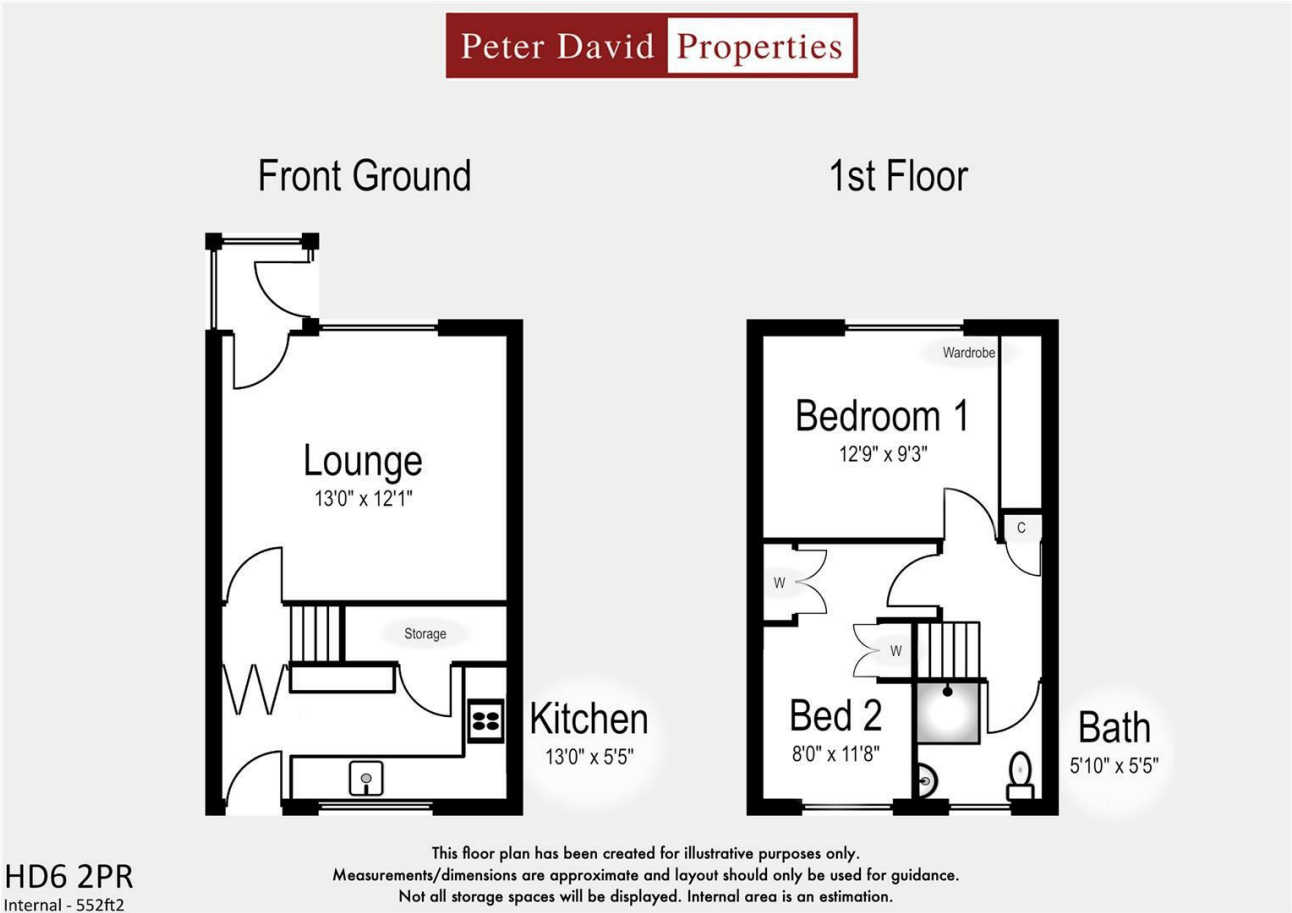
Hybrid Map



Terrain Map



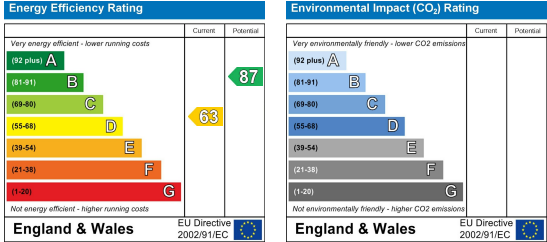
Floor Plan



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



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