

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 100 Laverock Lane

Brighouse, HD6 2NP

**£325,000**





# 100 Laverock Lane

Hove Edge, Brighthouse, HD6 2NP

**£325,000**



Located on the charming Laverock Lane in Hove Edge, this delightful semi-detached house presents an excellent opportunity for families seeking a comfortable and well-appointed home. Boasting three spacious bedrooms, this property is designed to cater to modern family living. The lower ground floor features a versatile annexe, which can serve as an office or a garden room, providing additional accommodation for work or relaxation.

The house comprises an inviting reception room which spans the full depth of the property overlooking the front and rear of the home, perfect for entertaining guests or enjoying family time. The well-maintained bathroom ensures convenience for all residents. The property is presented in excellent condition throughout, allowing you to move in with ease and start enjoying your new home immediately.

Outside, the property offers a lovely garden, ideal for children to play or for hosting summer barbecues. The driveway accommodates parking for two vehicles, and there is also a garage for additional storage or vehicle protection. The attic space further enhances the property's appeal, providing extra storage or potential for future development. The property also has the benefit of having an alarm installed and a new boiler in 2023.

Situated in an ideal location, this home is conveniently close to local schools and amenities, making it perfect for families. We highly recommend a viewing to fully appreciate the charm and potential this property has to offer. Don't miss the chance to make this lovely house your new family home.

## **Entrance Hallway**

A spacious entrance hall and porch leading into the home providing a practical space for storing coats and shoes on arrival and understairs storage cupboard, the hallway

provides access to the living room, kitchen diner and up to the first floor accommodation.

## **Living Room**

The living room overlooks both the front and rear of the home and this spacious room provides a great environment in which to relax and entertain. A feature fireplace provides the focal point and wall mounted lighting and decorative coving add further points of interest.

## **Kitchen Diner**

A spacious kitchen diner overlooking the rear of the home with external access leading out towards the rear garden. The kitchen has wooden base and wall units providing ample storage space. built in oven and hob, a dishwasher and a fridge freezer. Wall mounted lighting in the dining space and dual aspect windows allow plenty of natural light. A breakfast bar adds further functionality to the space.

## **Lounge Bar**

To the lower ground floor at the rear of the property providing access straight onto the garden, the versatile living space would be ideal as a home office / games room or annex space and currently has a bar / kitchen area.

## **Utility**

Adding further practicality to the lower ground floor space with a sink and space for a washer and drier.

## **W/C**

With a w/c and hand basin.

## **Bedroom One**

A double bedroom overlooking the front of the home with a light and neutral colour scheme. and built in wardrobes.

## **Bedroom Two**

A double bedroom overlooking the rear garden with elevated views over the surrounding landscape with a blue and green feature wall.

### Bedroom Three

A well sized single bedroom to the front of the home with a light pink colour scheme.

### Bathroom

A spacious bathroom with a bath tub, over bath shower, hand basin, w/c and heated towel rail.

### Attic Room

Accessed via a fixed staircase, this attic room has velux windows and provides great additional storage space or an ideal occasional room / office space.

### Directions

For Satnav please use the postcode HD6 2NP

### 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.

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Road Map



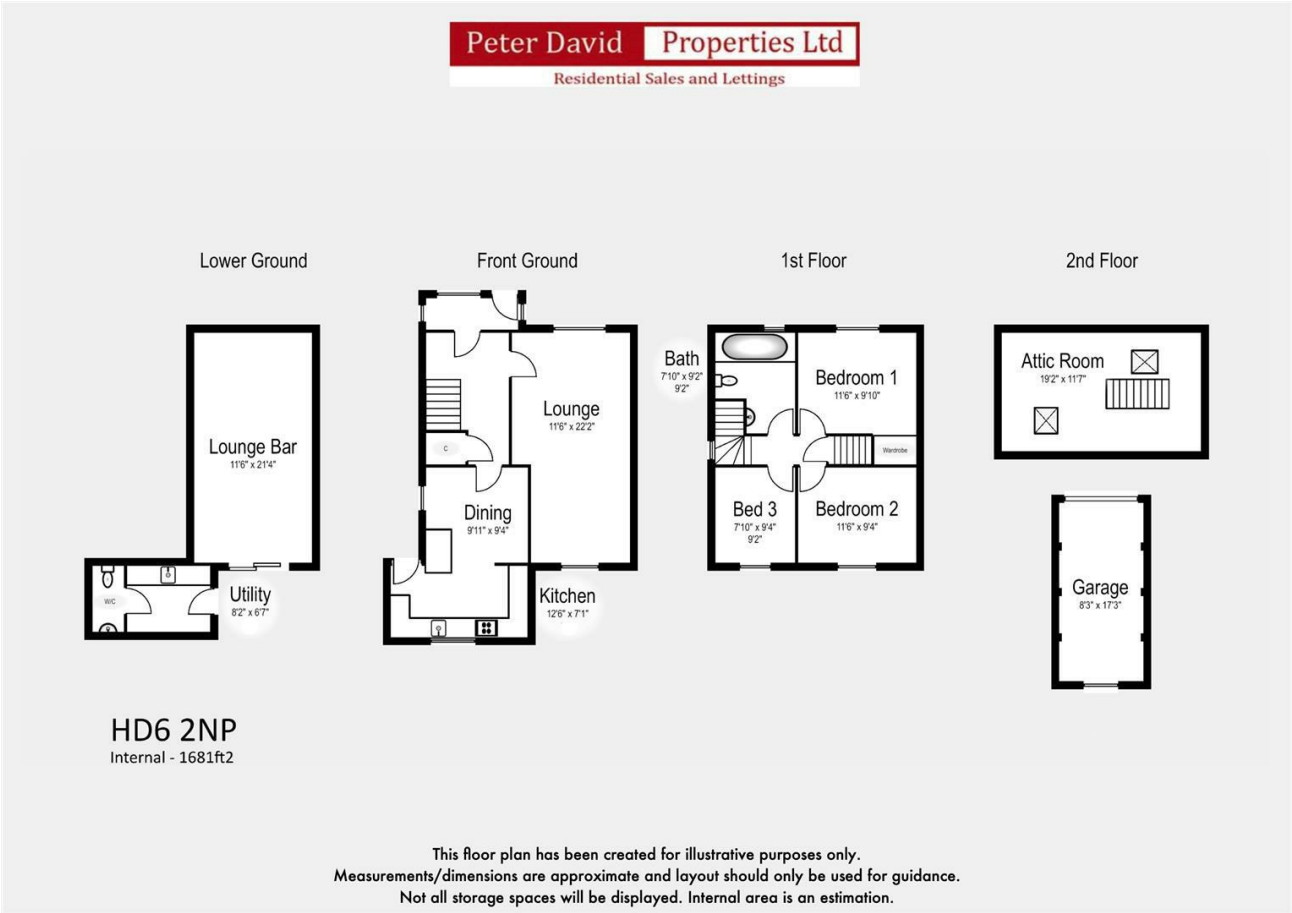
Hybrid Map



Terrain Map



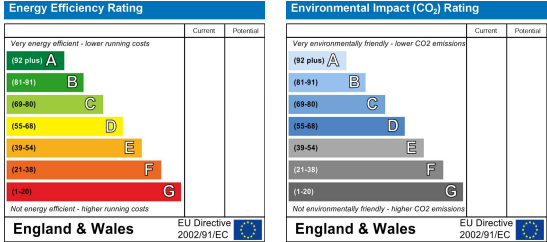
Floor Plan



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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