

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 13 William Henry Street

Brighouse, HD6 2BG

£99,000

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# 13 William Henry Street

Waring Green, Brighouse, HD6 2BG

**£99,000**



Situated on William Henry Street in the charming town of Brighouse, this mid-terrace house presents a wonderful opportunity for those seeking a project to make their own. Boasting a spacious bedroom and an additional attic room, this property offers ample space for comfortable living. The open-plan design features exposed stone flooring, creating a warm and inviting atmosphere that is perfect for both relaxation and entertaining.

The home has recently undergone renovations, bringing it to a near-complete state, yet it still offers the chance for a DIY enthusiast to add their personal touch and truly unleash its full potential. The cellar space provides an ideal solution for storage, ensuring that your living areas remain clutter-free,

Situated in an ideal location, this property is within easy reach of local amenities and transport links, making it convenient for daily life. Whether you are a first-time buyer or looking to invest, this one-bedroom terraced home is a fantastic opportunity to create a unique living space tailored to your tastes. Don't miss the chance to make this house your home.

## Entrance Hall

Leading in to the front of the home and providing access to the living room and upstairs.

## Open Plan Living Space

With stone flooring, wooden worktops providing space for the oven, hob and sink. There is a feature fireplace and white wall units providing storage, this open plan living space has just been plastered ready for the next owner to finish with a colour of their choice.

## Cellar

Additional storage space accessed from the living room

## Bedroom One

A double bedroom overlooking the front of the home which has been freshly plastered and painted with a white and neutral colour scheme and grey carpet.

## Bathroom

With a bath tub, hand basin, w/c and heated towel rail, the bathroom is tastefully tiled.

## Attic Room

Accessed via a fixed staircase with a doorway from the landing, the attic has ceiling spotlights, a velux window, exposed wooden beams and has been freshly plastered and painted in a white neutral colour scheme.

## Directions

For Satnav please use the postcode HD6 2BG

## 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.

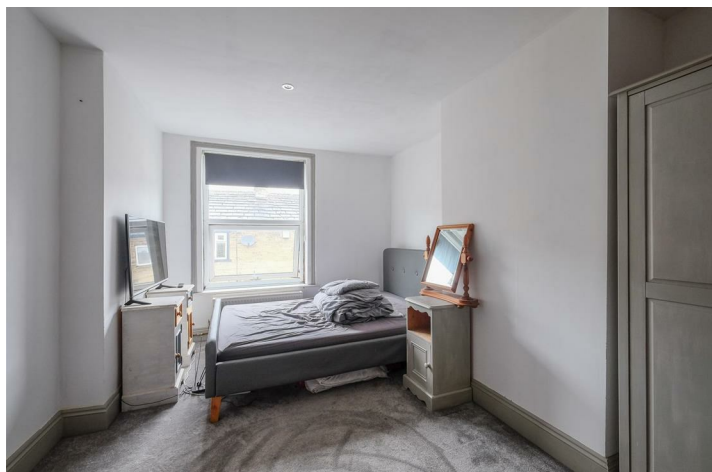
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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



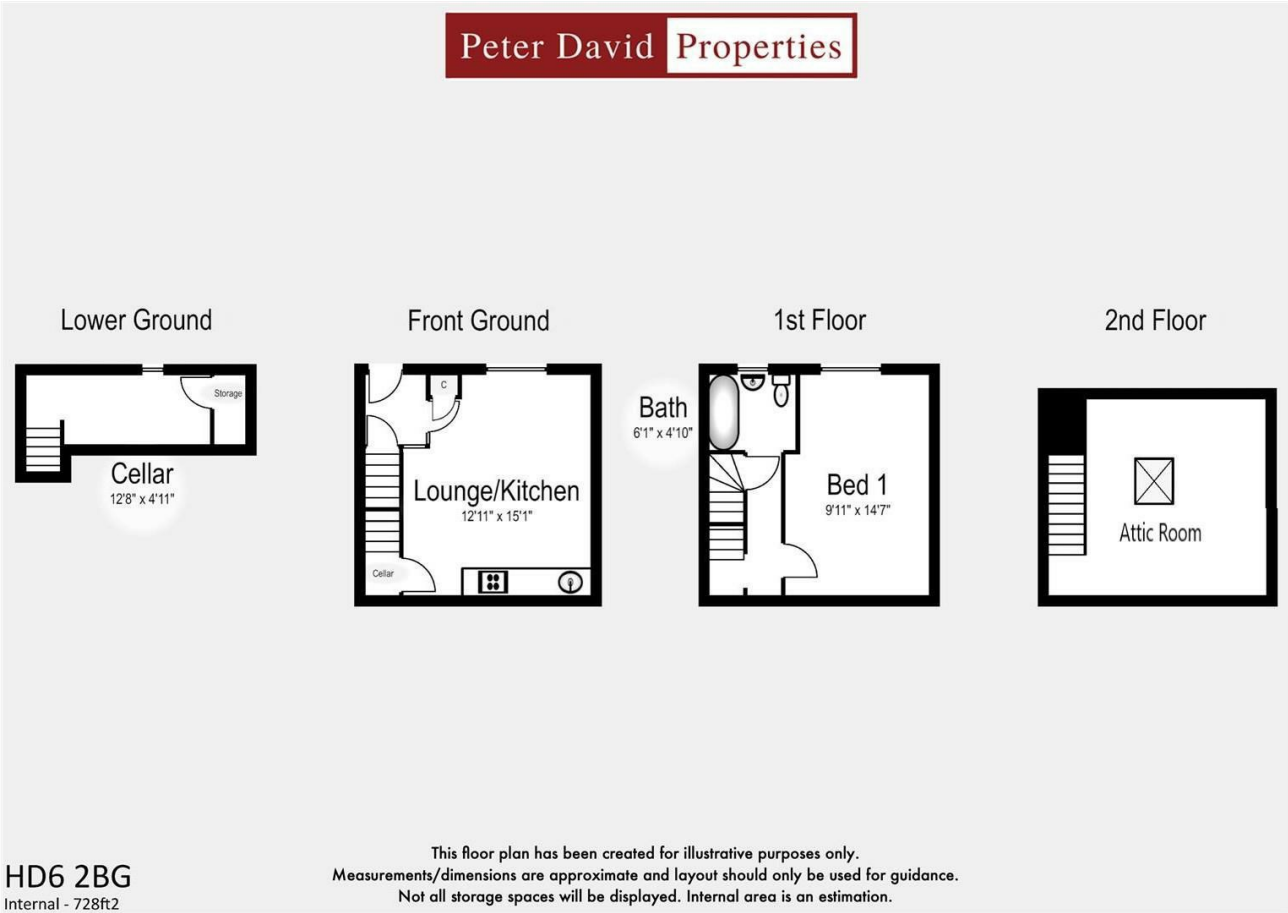
Hybrid Map



Terrain Map



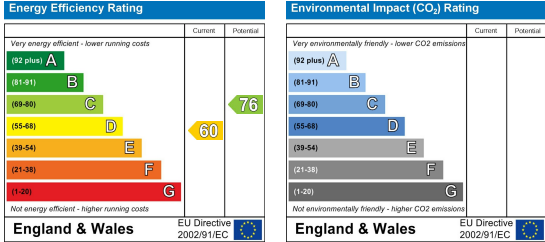
Floor Plan



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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