

# Peter David

# Properties Ltd

Residential Sales and Lettings

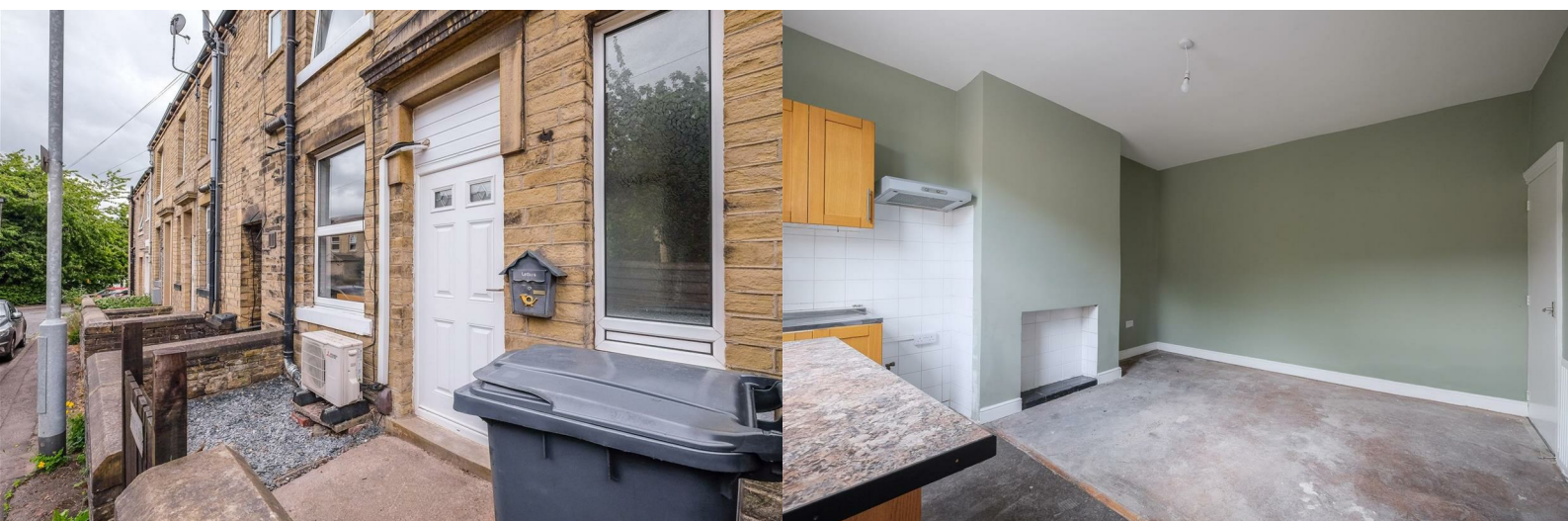


## 11 James Street

Brighouse, HD6 4BE

£99,950

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Offered to the market with NO UPWARD CHAIN is this two bedroom property, offered for sale just minutes from Brighouse town centre. The property is newly decorated and ready to move into! Internally comprising: an open plan living kitchen with access to a useful cellar, two bedrooms and a bathroom. The property is located close to the M62 network, the amenities of the town centre and local parks. The current owner also has up-to-date electrical certificates and gas certificates, offering a good INVESTMENT OPPORTUNITY. This also offers peace of mind for first time buyers, professionals or those looking to downsize. Internal viewings recommended - book yours today!

## Living Kitchen

An open plan versatile space with wall and base units and space for free-standing appliances. There is a tiled open fireplace and a window to the front aspect.

## Cellar

Accessed from the kitchen living and with utility space.

## Landing

Access to all first floor accommodation.

## Bedroom One

Recently decorated and with a window to the front elevation.

## Bedroom Two

A second good-sized bedroom.

## Bathroom

A white bathroom with a three piece suite, comprising: a WC, a hand basin and a bath with an

overhead shower. Built in storage and obscured window.

## External

To the front of the property there is a small gravelled area for bin storage. On road parking.

## Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

## Directions

For Satnav please use the postcode HD6 4BE.

## 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.

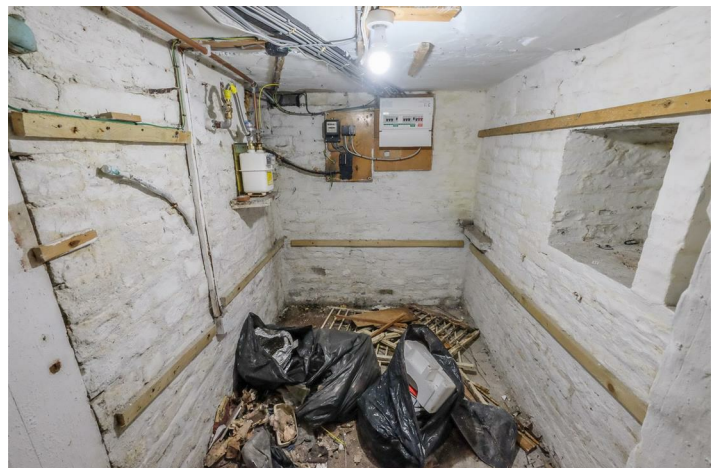
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially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

Front Ground

Lounge/Kitchen  
13'4" x 14'3"

Cellar

Lower Ground

Storage

Cellar  
10'2" x 5'5"

1st Floor

Bed 2  
7'3" x 10'1"

Bed 1  
7'10" x 11'6"

Bath  
5'4" x 5'8"

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HD6 4BE

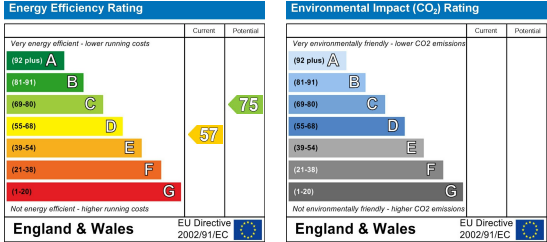
Internal - 578ft2

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



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.