

Peter David

Properties Ltd

Residential Sales and Lettings



40 Ashlea Avenue

Brighouse, HD6 3SR

£269,500



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Woodhouse, Brighouse, HD6 3SR

£269,500



Nestled on Ashlea Avenue in the charming town of Brighouse, this semi-detached dormer bungalow presents an excellent opportunity for families seeking a spacious and flexible home. Boasting three bedrooms with one being located on the ground floor along with the bathroom, this property offers ample living space for both relaxation and entertaining.

The bungalow is set on a delightful corner plot, providing a sense of privacy and tranquillity. The expansive driveway accommodates multiple vehicles, complemented by a double garage, ensuring that parking is never a concern. The gardens surrounding the property offer a perfect retreat for outdoor activities or simply enjoying the fresh air.

While the home has been well cared for, it presents a wonderful blank canvas for those looking to add their personal touch through cosmetic updates. The layout is functional and inviting, making it easy for families to envision their ideal living space.

Conveniently located, this property is within close proximity to reputable local schools and a variety of amenities, making it an ideal choice for families. Additionally, the boiler has been installed in recent years, providing peace of mind regarding the home's heating system.

In summary, this semi-detached bungalow on Ashlea Avenue is a fantastic opportunity for any family looking to create their dream home in a desirable location. With its spacious layout, ample parking, and potential for personalisation, this property is not to be missed.

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

Entrance Porch

Accessed from the front of the home, the entrance porch leads into the main home and onto a spacious entrance hallway with understairs storage space and access onto the ground floor accommodation.

Lounge

With windows overlooking the front and rear of the home, this spacious living room has plenty of natural light and views over the front and rear gardens. A brick surround fireplace provides the focal point with patterned carpets and magnolia walls and ceiling.

Kitchen

The kitchen diner has wooden base and wall units providing ample worksurface and storage space. Overlooking the rear garden, the kitchen has a stainless steel sink, built in oven and hob, fridge freezer, and a dishwasher.

Side Porch

Leading to the driveway from the side of the home, the side porch leads out from the kitchen.

Bedroom Three

A ground floor bedroom to the front of the home with built in wardrobes.

Bathroom

The bathroom benefits from having a bath tub and hand basin and a separate w/c situated in the room next door providing added privacy.

Bedroom One

A spacious first floor double bedroom overlooking the front of the home with a light and neutral colour scheme.

Bedroom Two

A second double bedroom overlooking the side of the home with floor to ceiling wardrobes and an additional storage area.

Double Garage

The property has a spacious detached double garage ideal for parking or storage space with a water and electric supply.

External

The corner plot provides gardens to the front, side and rear with a lawn to the front of the home, a three car driveway to the side which leads up to the garage and an additional lawn to the corner which has the potential to be further utilised should you need additional parking. At the rear is a private garden with a lawn and fencing.

Directions

For Satnav please use the postcode HD6 3SR

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

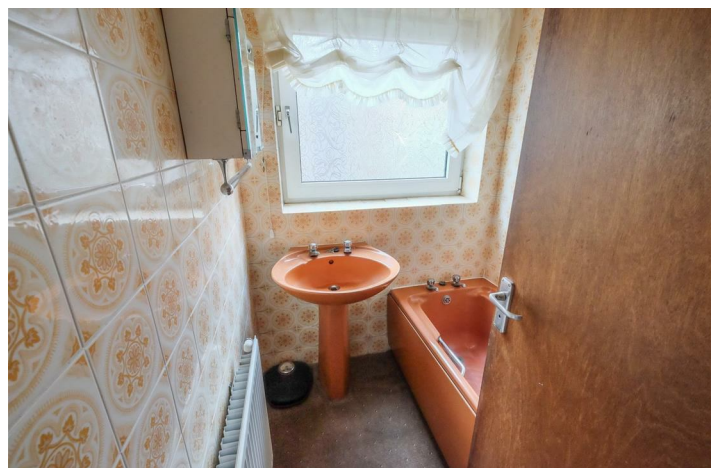
purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



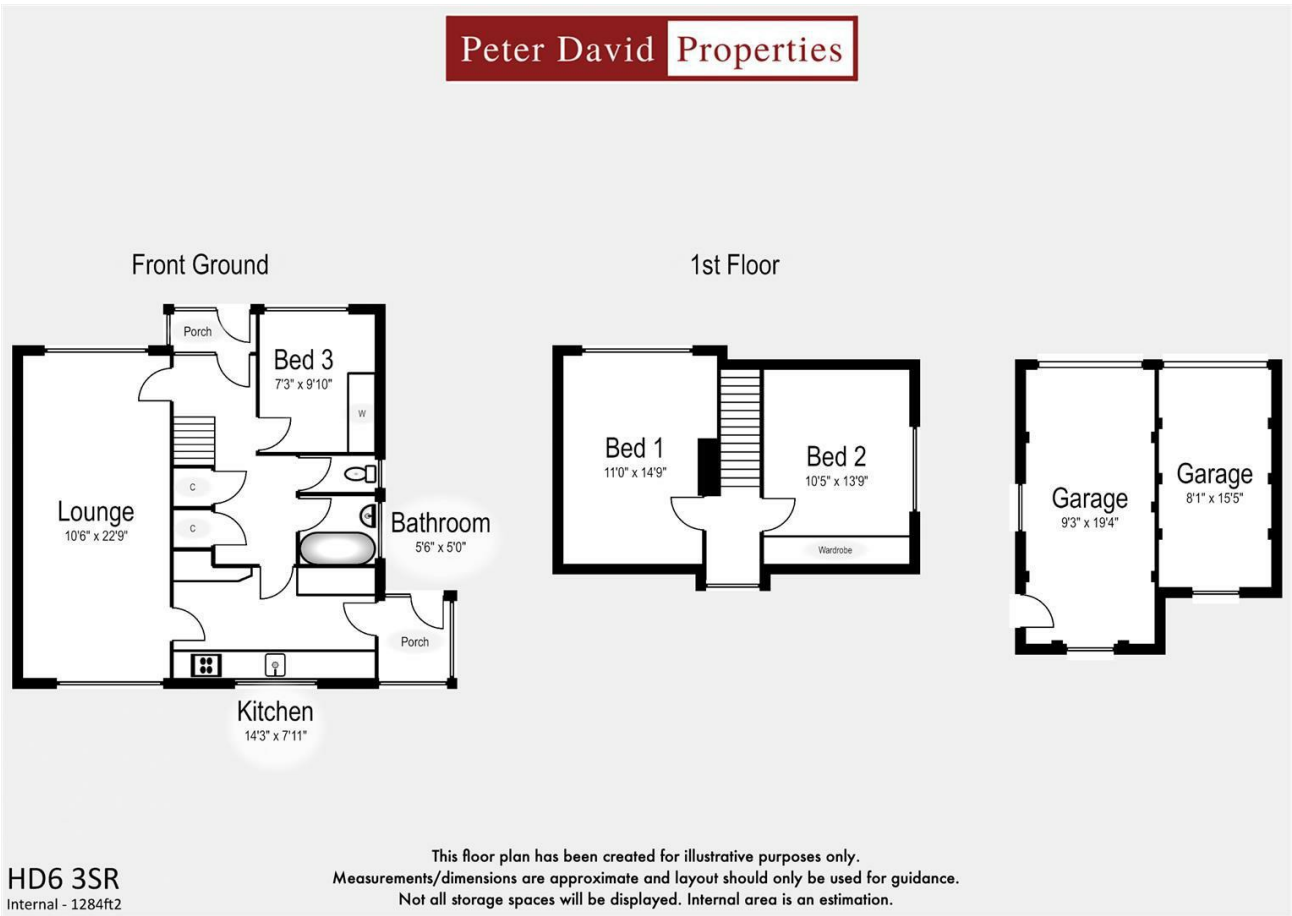
Hybrid Map



Terrain Map



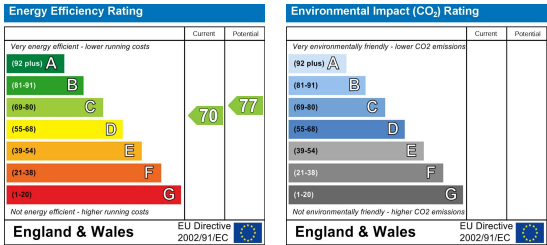
Floor Plan



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.