

Peter David

Properties Ltd

Residential Sales and Lettings



41 Archbell Avenue

Brighouse, HD6 3SU

£280,000



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Woodhouse, Brighouse, HD6 3SU

£280,000



Perfectly located on the charming Archbell Avenue in Brighouse, this delightful three-bedroom dormer semi-detached bungalow offers a perfect blend of space and comfort. The property features a well-designed layout, with one bedroom conveniently located on the ground floor, complemented by two spacious double bedrooms on the first floor.

The bungalow boasts beautifully maintained gardens to both the front and rear, providing a lovely outdoor space for relaxation or entertaining. Additionally, the property includes a garage and a driveway, along with a summer house and a storage shed, ensuring ample space for residents and guests alike.

Having undergone a comprehensive update approximately five years ago, this home is equipped with modern amenities, including new plumbing, re-wiring, and new windows and doors. The interior has been tastefully redecorated, showcasing a fresh and inviting atmosphere. The contemporary kitchen and bathroom are particularly noteworthy, offering both functionality and style.

Situated in an ideal location, this property is in close proximity to local schools, making it a fantastic choice for growing families. Furthermore, Brighouse town centre, with its array of shops and excellent transport links, is easily accessible, enhancing the convenience of daily living.

This bungalow is particularly appealing to those seeking accommodation on one level, thanks to its ground floor bedroom and bathroom. Whether you are a family looking for space to grow or someone desiring the ease of single-level living, this property is sure to meet your needs. Don't miss the opportunity to make this lovely bungalow your new home.

****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

Leading in from the front of the home, an entrance porch

provides access to the main home and provides an outlook over the front garden. Entering into the property the spacious entrance hallway provides understairs storage space and access into the ground floor accommodation.

Open Plan Living Room / Dining Room

A spacious open plan living / dining area spanning the full depth of the home with windows at either side overlooking front and rear gardens. A feature fireplace provides the focal point and decorative coving adds further points of interest.

Kitchen

With white base and wall units and wooden worktops, there is plenty of worksurface and stage space. The kitchen overlooks the rear garden with an external door providing access to the driveway at the side of the home. There is a built in oven and microwave, hob and extractor and a stainless steel sink. The fridge freezer is integrated and there is also space for a dishwasher / washing machine.

Ground Floor Bedroom

To the front of the home, bedroom three is currently used as a study but could also be used as a separate dining space, games room or play room depending on your requirements.

Bathroom

The modern ground floor bathroom features a walk in shower, hand basin and w/c with plenty of built in storage space.

Bedroom One

A double bedroom with built in wardrobes and a light pink colour scheme with dormer windows and access to eaves storages with lighting.

Bedroom Two

A second double bedroom with a light blue colour scheme and far reaching views out to the side aspect of the home and access to eaves storages with lighting.

Summerhouse

In the rear garden with an electrical power supply providing a flexible space for the family to enjoy.

Garage

Ideal for parking or storage space, the garage is accessed at the end of the driveway to the rear of the home.

External

With mature gardens to the front and rear there is plenty of outdoor space to enjoy. Outdoor sockets have been fitted for your convenience and there is a nice mix of gravelled patio areas and border plants to keep your interest.

Directions

For Satnav please use the postcode HD6 3SU

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



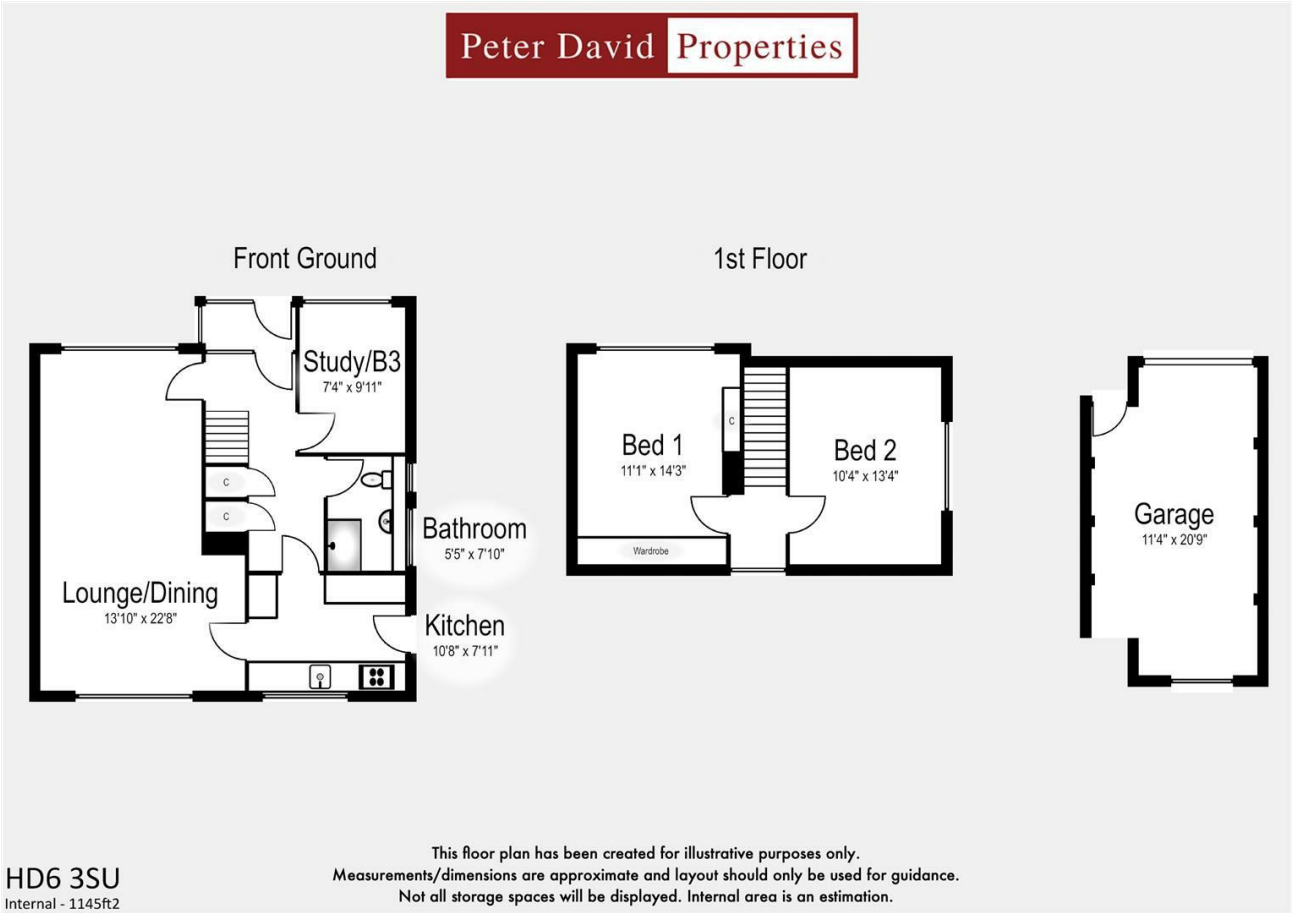
Hybrid Map



Terrain Map



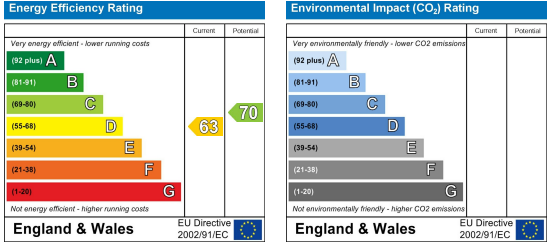
Floor Plan



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.