

Peter David

Properties Ltd

Residential Sales and Lettings



42 Devon Way

Brighouse, HD6 4DT

£230,000



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Bailiff Bridge, Brighouse, HD6 4DT

£230,000



Nestled in the charming area of Devon Way, Brighouse, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, or the option of a turning the dining room onto a third bedroom, this true bungalow is ideal for families, retirees, or anyone seeking single-level living. The versatile layout allows for easy adaptation to suit your lifestyle needs. The property boasts a spacious reception room, providing a welcoming area for relaxation and entertaining guests. The bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this home is the ample parking available for up to four vehicles, making it an excellent choice for those with multiple cars or visitors. The bungalow has been well-maintained, with a boiler that has been replaced within the last four years and serviced annually, ensuring warmth and comfort throughout the seasons. Situated in a peaceful location, just minutes away from Brighouse town centre, this bungalow is not only a comfortable home but also a wonderful opportunity to enjoy the quieter parts of Brighouse while remaining close to local amenities. Whether you are looking to downsize or seeking a family home, this property is sure to impress. Do not miss the chance to make this charming bungalow your own!

Entrance Hallway

The property is accessed via the driveway from the side of the property, and the entrance hallway provides access to a useful storage cupboard.

Kitchen

A good-sized kitchen with wood wall and base units, white metro tiled splashbacks, an inset stainless steel

sink and drainer and the housing the boiler. There is space for free-standing appliances, a wood-panelled ceiling and a window to the front aspect.

Living Room

A spacious reception room with a bay window to the front aspect. The focal point is the gas fire and surround.

Bathroom

Centrally located, the bathroom is conveniently accessible with a three piece suite, comprising: a WC, hand basin and a bath - suitably modified for accessibility. The walls are fully tiled, window to the side aspect.

Bedroom One

A spacious double bedroom with fitted wardrobes and a window to the rear aspect.

Dining Room/ Bedroom Three

Currently used as a dining room, this room offers versatile space to create a third bedroom, home office or playroom. Window to the side aspect and access to bedroom two.

Bedroom Two

A good-sized second bedroom with a window to the side aspect and a door providing external access to the rear. Benefiting from a fitted wardrobe.

Loft

Boarded to provide a useful storage space with the added benefit of electrics.

External

There is a lawn to the front of the home with border plants and a driveway leading down the side of the

home. The property also benefits from storage space under the house which is accessed from the rear of the property. Detached garage with a wood store to the rear.

Viewings

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

Directions

For Satnav please use the postcode HD6 4DT.

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



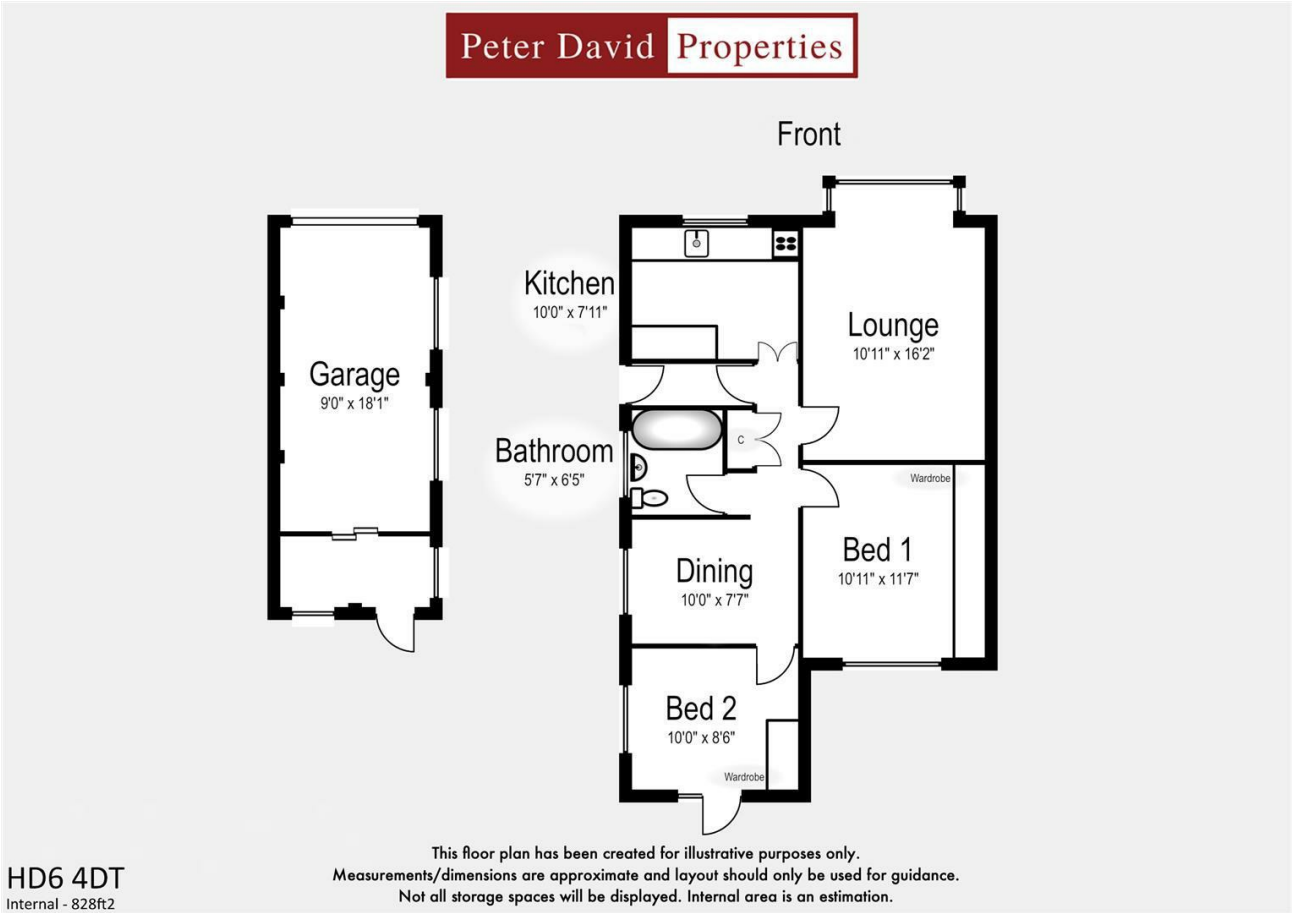
Hybrid Map



Terrain Map



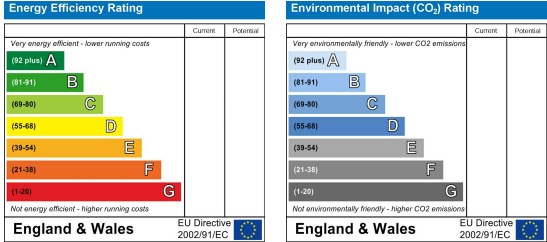
Floor Plan



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.