

Peter David

Properties Ltd

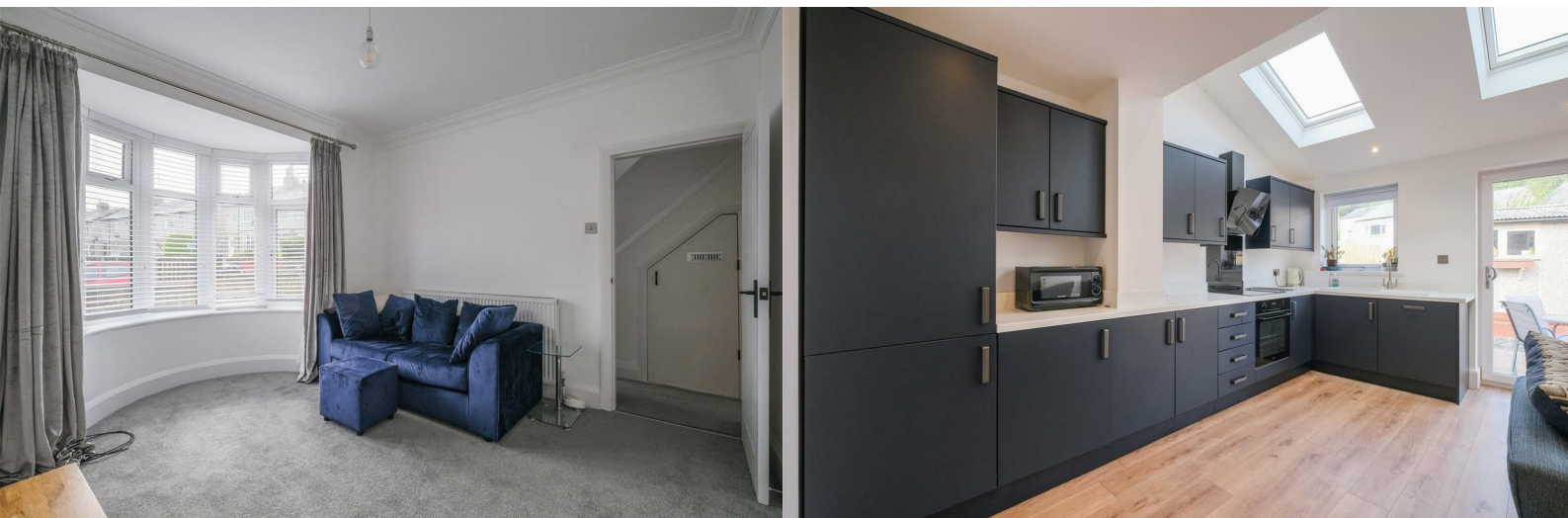
Residential Sales and Lettings



12 James Street

Brighouse, HD6 4BE

£265,000



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Perfectly located at the end of James Street in Brighouse, this delightful end terrace house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this spacious home has been thoughtfully renovated to a high standard, ensuring a modern and comfortable living experience.

Upon entering, you are greeted by a welcoming reception room that flows seamlessly into an open kitchen diner. This extended space is perfect for entertaining guests or enjoying family meals, providing a bright and airy atmosphere. The property also features a newly fitted bathroom suite upstairs, adding to the contemporary feel of the home.

Set on a generous plot, the property benefits from gardens both at the front and rear, offering ample outdoor space for relaxation or play. Additionally, the driveway and garage provide convenient parking for up to two vehicles, a valuable asset in this desirable area.

The location is particularly appealing, with local schools, amenities, and transport links all within easy reach. This makes it an ideal choice for those seeking a vibrant community with everything they need close at hand.

This home comes with fantastic eco-friendly credentials, designed to keep energy bills lower and make day-to-day living more sustainable. A bank of 11 solar panels, owned outright, generates renewable electricity with the benefit passing directly to the homeowner. Complementing this, the property is fitted with an Air Source Heat Pump that efficiently powers the central heating system, offering year-round comfort while reducing reliance on traditional fuels.

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

Entrance Hallway

A spacious entrance hallway leading in from the front of the home with under stairs storage space and access into the living room and on into the kitchen diner.

Living Room

Overlooking the front of the home with a large bay window and fitted blinds, the living room has a white and neutral colour scheme with decorative coving and grey carpet.

Open Kitchen Diner

Overlooking the rear of the home, this extended space has sliding patio doors opening onto the garden. Navy base and wall units provide ample storage and work surface space with a built in oven, hob and extractor, a white ceramic sink and drainer, fridge freezer, washing machine and dishwasher. Laminate flooring perfectly compliments the space while ceiling spotlights and Velux windows allow light to flood the space.

Downstairs W/C

With a hand basin, w/c and heated towel rail radiator.

Bedroom One

A double bedroom to the front of the home, benefitting from a large bay window.

Bedroom Two

A double bedroom to the rear of the property

Bedroom Three

A single bedroom overlooking the front aspect.

Bathroom

A stylish bathroom with a P-shaped bath tub, over bath rainfall shower, tiled walls, hand basin with storage, w/c and heated towel rail.

Garage

A garage to the rear of the home provides parking and storage space, equipped with lighting and power.

External

To the front of the home is a low maintenance garden space with a gravelled area and border plants. The enclosed rear has a decked terrace as well as a lawn to the side and access to the driveway and garage.

Directions

For Satnav please use the postcode HD6 4BE

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



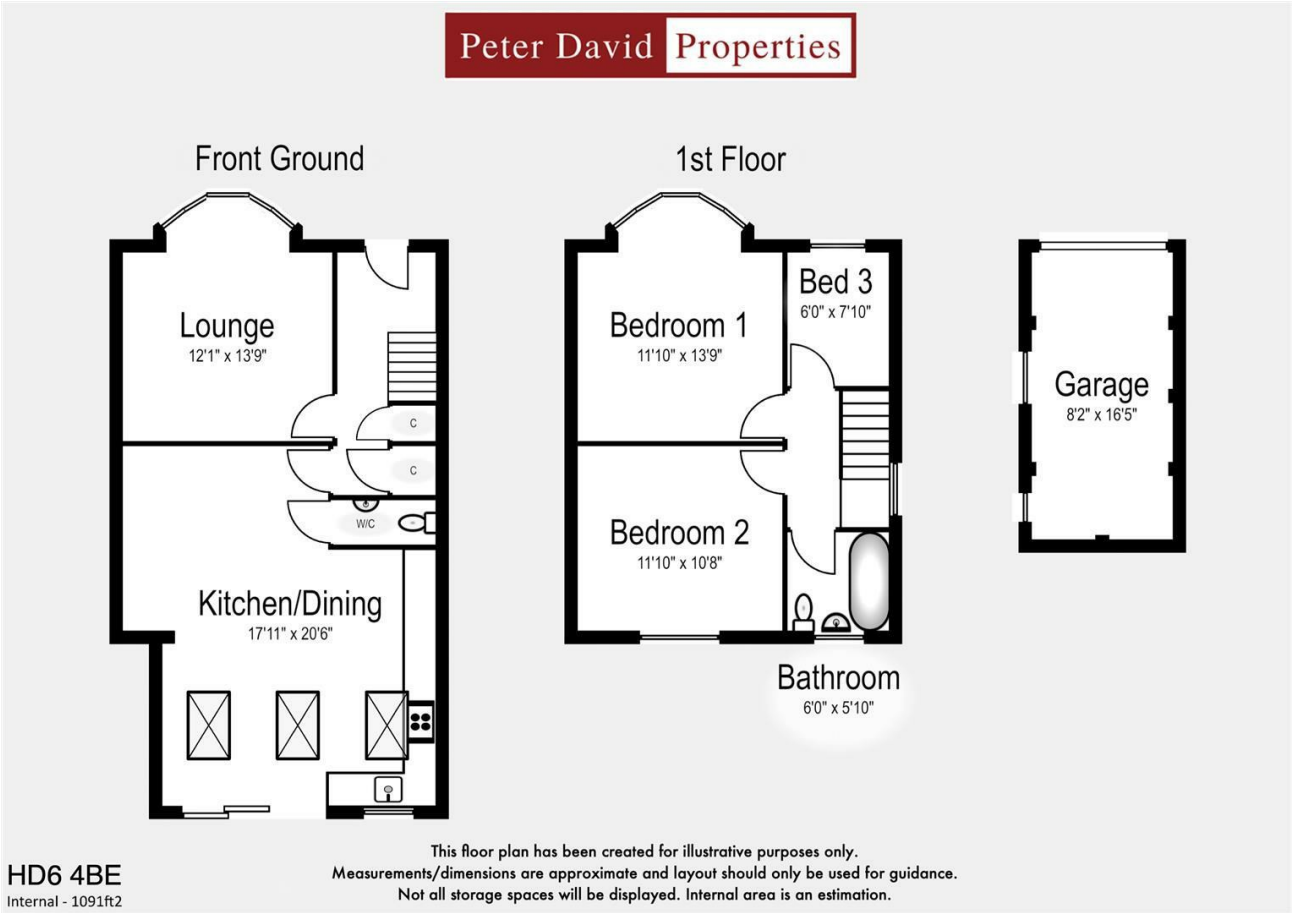
Hybrid Map



Terrain Map



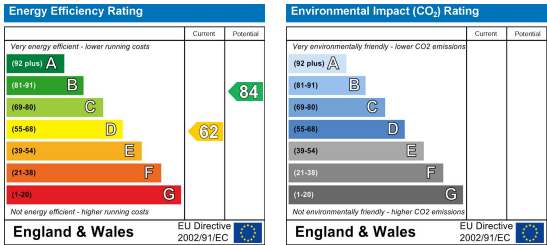
Floor Plan



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.