

Peter David

Properties Ltd

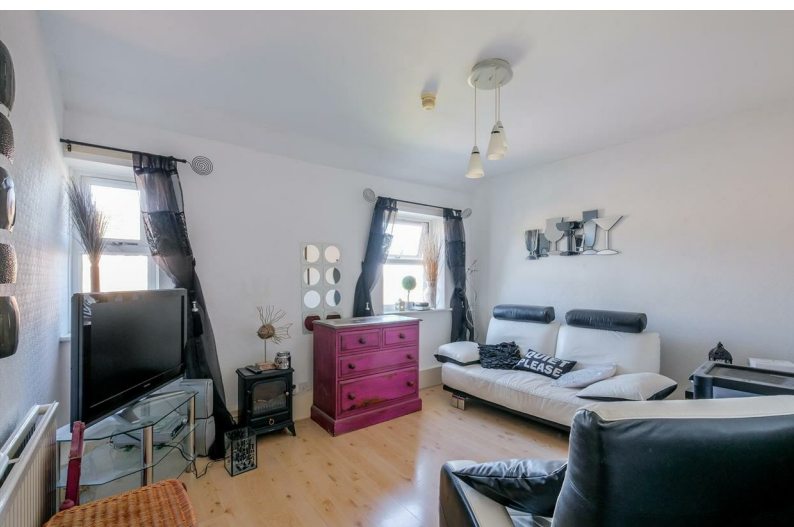
Residential Sales and Lettings



1-3 Lower Fold

Brighouse, HD6 3PN

£82,500



1-3 Lower Fold

Rastrick, Brighouse, HD6 3PN

£82,500



Peter David Properties are pleased to present this first floor apartment located in the convenient location of Brighouse. The property is well presented, internally comprising: a hallway, living room, kitchen, double bedroom, bathroom and shower room. Externally, the property has a patio area and a driveway. The property is located within close proximity of Brighouse town centre, the M62 Network and all local amenities. Internal viewings are recommended to appreciate what this property has to offer. Please contact Peter David Properties to arrange your viewing today!

Entrance

Entering the property, to a staircase leading to the first floor accommodation.

Hallway

A spacious, inviting hallway, benefitting from space for furniture and providing access to all accommodation. With a window to the front elevation, with lovely views to the front of the property.

Living Room

A well presented living room, with two windows to the side aspect - allowing lots of natural light into the room.

Kitchen

Fitted with wood effect base units, grey wall units, worktops, splashbacks and stainless steel sink and drainer. The kitchen has an integral oven, gas hob, extractor fan and space for freestanding appliances. With a window to the rear aspect.

Bathroom

This part tiled bathroom comprises: a WC, hand basin, bath with shower head and a storage cupboard holding the housing boiler. With a frosted window to the side elevation.

Bedroom One

A double bedroom, with space for furniture and a window to the front elevation.

Shower Room

This tiled shower room comprises: a hand basin and shower cubicle.

External

Externally, to the front of the property is a patio garden and a driveway.

Viewings

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

Directions

For Satnav please use the postcode HD6 3PN.

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



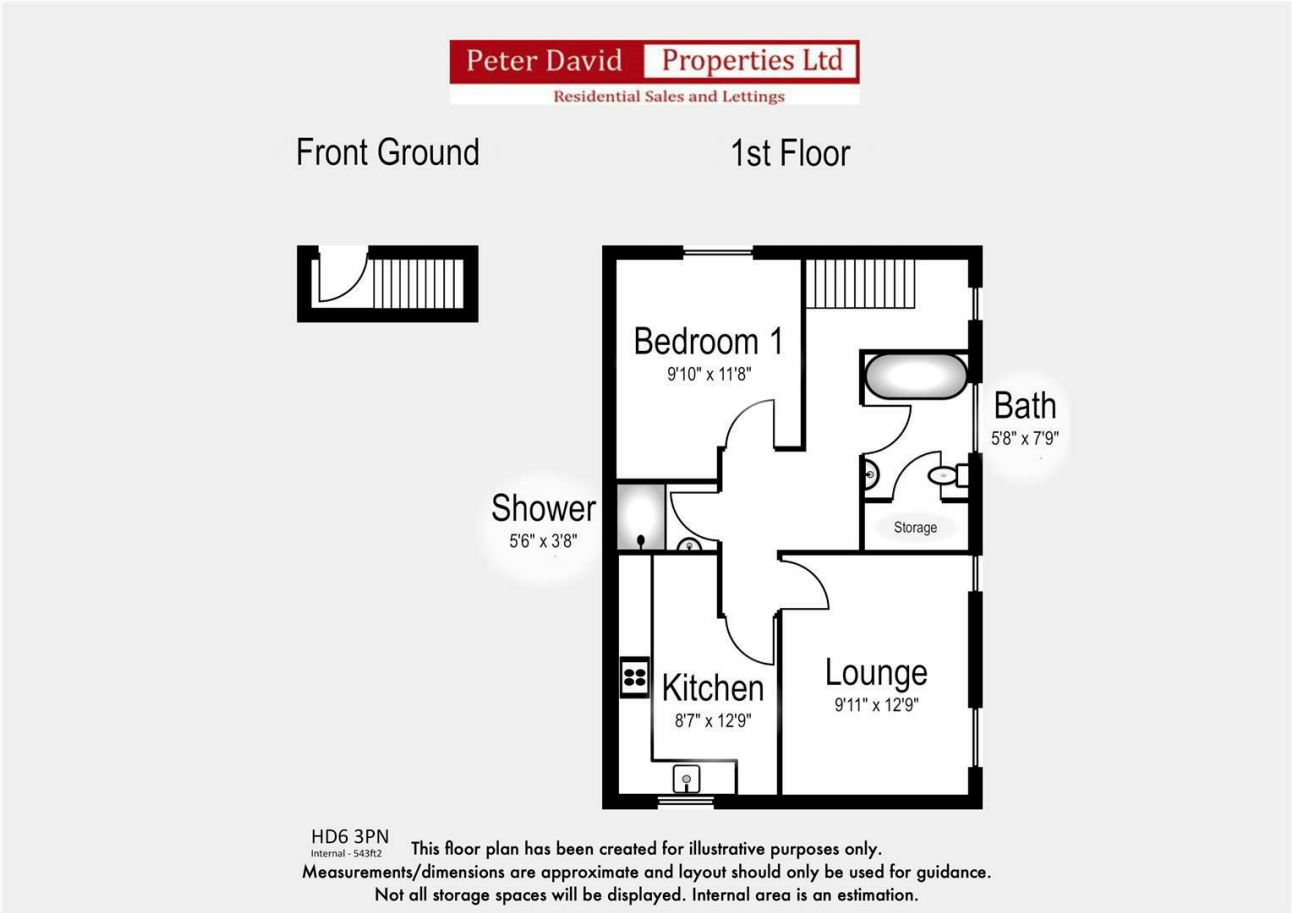
Hybrid Map



Terrain Map



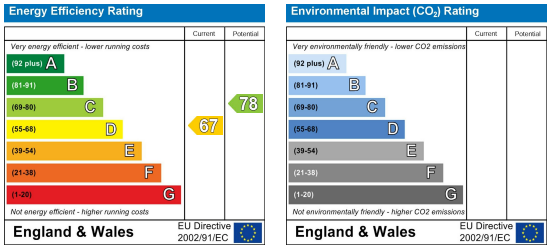
Floor Plan



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.