



1 Birk Hey Close

Brighouse, HD6 4FJ

£340,000



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Bailiff Bridge, Brighouse, HD6 4FJ

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Welcome to this charming three-bedroom detached house located in the desirable area of Birk Hey Close, Brighouse. This spacious and well-presented home has recently undergone a full redecoration along with a new boiler and other updates bringing the property perfectly up to date and making it an ideal choice for families seeking a fresh and inviting living space.

As you enter, you will find a generous reception room that offers a warm and welcoming atmosphere, ideal for both relaxation and entertaining. The property boasts an open kitchen diner overlooking the garden as well as three well-sized bedrooms, providing ample space for family members or guests. The master bedroom features en-suite facilities, adding a touch of convenience and privacy.

The house includes two modern bathrooms, ensuring that morning routines run smoothly for everyone in the household. The practical layout of the home is complemented by a large private garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property benefits from a driveway and a garage, providing parking for up to two vehicles.

Situated in an ideal location for growing families, this home is conveniently close to local schools and amenities, making daily life more manageable. With its combination of style, practicality, and a lovely outdoor space, this detached house is a wonderful family home that is ready to welcome its new owners. Don't miss the opportunity to make this delightful property your own.

Entrance Porch

Leading in from the front of the home and providing access into the living room.

Living Room

A spacious living room overlooking the front of the property

with cream carpets and a light and neutral colour scheme. An electric fireplace provides the focal point and the room leads into the kitchen diner.

Kitchen Diner

A spacious semi-open plan kitchen diner with new cream carpets in the dining area and French doors overlooking the garden. The kitchen features wooden base and wall units, terracotta tiled splashbacks, space for a washing machine, dishwasher and fridge freezer, as well as an integrated oven and hob and a stainless steel sink and drainer.

Storage

There is a useful storage cupboard accessed off the kitchen with shelving.

W/C

With a w/c, hand basin and tiled splashbacks and a window allowing light in from the side aspect.

Garage

An integral garage ideal for parking or storage.

Bedroom One

A well-sized double bedroom overlooking the rear garden with access to the en-suite.

En-Suite

With a shower, w/c and hand basin.

Bedroom Two

A double bedroom overlooking the front of the home.

Bedroom Three

A small double or large single room overlooking the front of the home.

Bathroom

A spacious three-piece bathroom suite with a bath tub, over-bath shower, hand basin and w/c.

External

The property is set in a large corner plot with a garden and driveway to the front, as well as a lawn and patio to the rear which is fenced to the borders and acts as a perfect sun trap throughout the day.

Directions

For Satnav please use the postcode HD6 4FJ

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



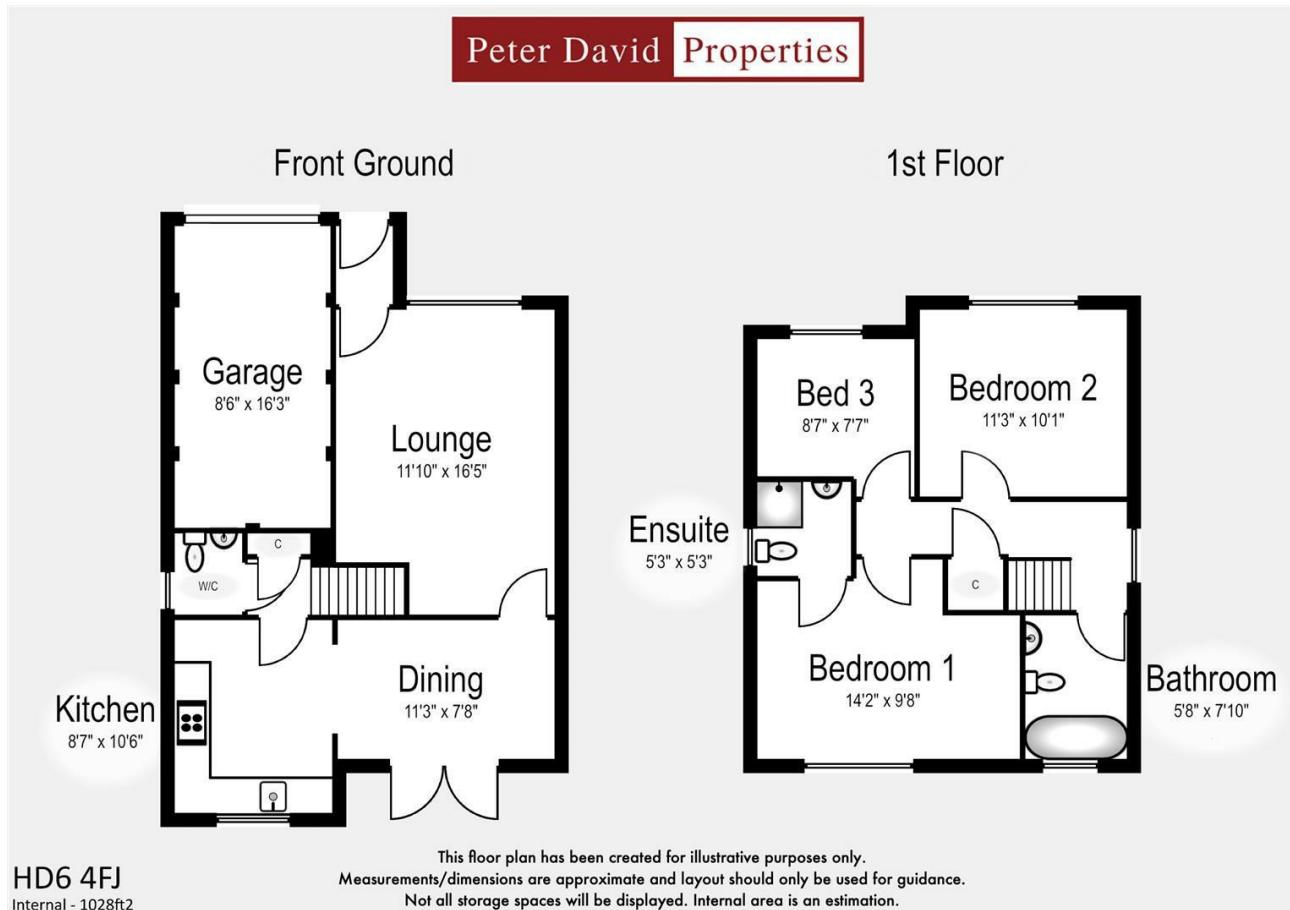
Hybrid Map



Terrain Map



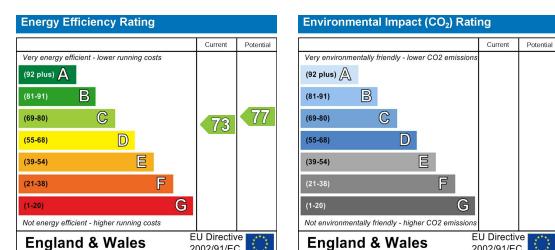
Floor Plan



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



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