

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 39 Piggott Street

Brighouse, HD6 2DP

£165,000





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**£165,000**



Nestled on Piggott Street in the charming town of Brighouse, this beautifully presented two-bedroom terraced house is a true gem that must be seen to be fully appreciated. Offered to the market with No Onward Chain, the property boasts a spacious layout, enhanced by high ceilings and delightful decorative features that add character and charm to the home.

Upon entering, you are welcomed by a lovely porch that leads into the main living area, which is perfect for both relaxation and entertaining. The home also benefits from practical storage solutions, including a useful storage cellar, which is ideal for keeping your living space tidy and organised and a kitchen overlooking the garden which has plenty of space for appliances.

The two bedrooms are well sized, offering ample space for rest and relaxation. The bathroom is well-appointed, ensuring convenience for family life. Step outside to discover a low-maintenance rear garden, which serves as a wonderful outdoor retreat. This private space is perfect for enjoying a morning coffee or hosting summer gatherings with friends and family. The property also benefits from an alarm system for added peace of mind.

Located just a stone's throw from Brighouse town centre, this property is ideally situated for easy access to local schools, shops, and amenities. Whether you are a first-time buyer, a small family, or looking to downsize, this home offers a perfect blend of comfort, style, and practicality. Do not miss the opportunity to make this delightful property your own.

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

## Porch

A handy entrance porch leading in from the front of the home providing space for coats and shoes on entry.

## Living Room

Overlooking the front of the home, the living room has a

feature gas fireplace as the focal point which is complimented by ornate coving and a picture rail around the walls. The white colour scheme highlights these character features bringing the room perfectly up to date whilst still being in keeping with the heritage of the home. Big enough to accommodate two sofas and a dining table, this spacious open layout lends itself to those who like open plan living, while still maintaining a cosy feel. There is also access down to the cellar.

## Kitchen

With white base and wall units and a light and airy colour scheme, the kitchen has ample work surface and storage space. There is a built in oven and gas hob, a stainless steel sink and drainer and space for undercounter washing machine, dishwasher, fridge and freezer. The kitchen overlooks the rear garden and provides external access.

## Landing

Upstairs, the landing space provides access to the bathroom and bedrooms whilst providing additional floorspace for furniture.

## Bedroom One

A double bedroom overlooking the front of the home with a light grey carpet, wall mounted lighting and built in wardrobes.

## Bedroom Two

A double bedroom to the rear of the property with a beige carpet and white walls. There is a handy built in storage cupboard providing additional storage space

## Bathroom

A modern bathroom suite with a P-shaped bath, over bath rainfall shower, hand basin, w/c and heated towel rail. Larger than most bathrooms there is also space for storage units and the bathroom is part tiled with ceiling spotlights, perfectly in keeping with the rest of the home.

## External

The home has a lovely low maintenance rear garden with a patio, mature trees with a stone wall to the rear and fencing on either side.

## Cellar

Idea for additional storage space.

## Directions

For Satnav please use the postcode HD6 2DP

## Viewings

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

## Mortgages

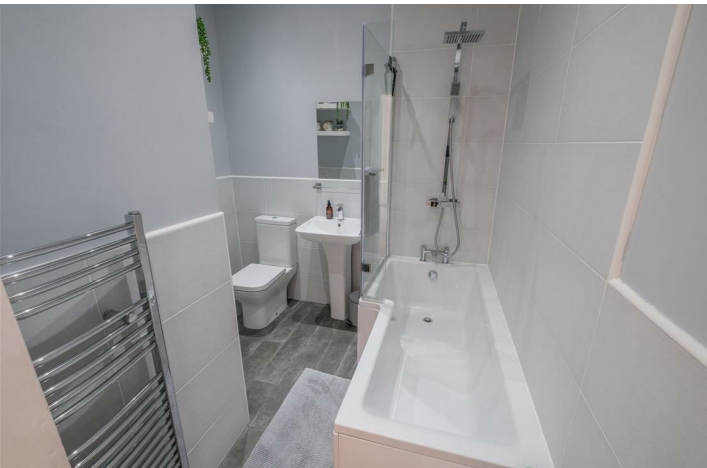
We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## 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



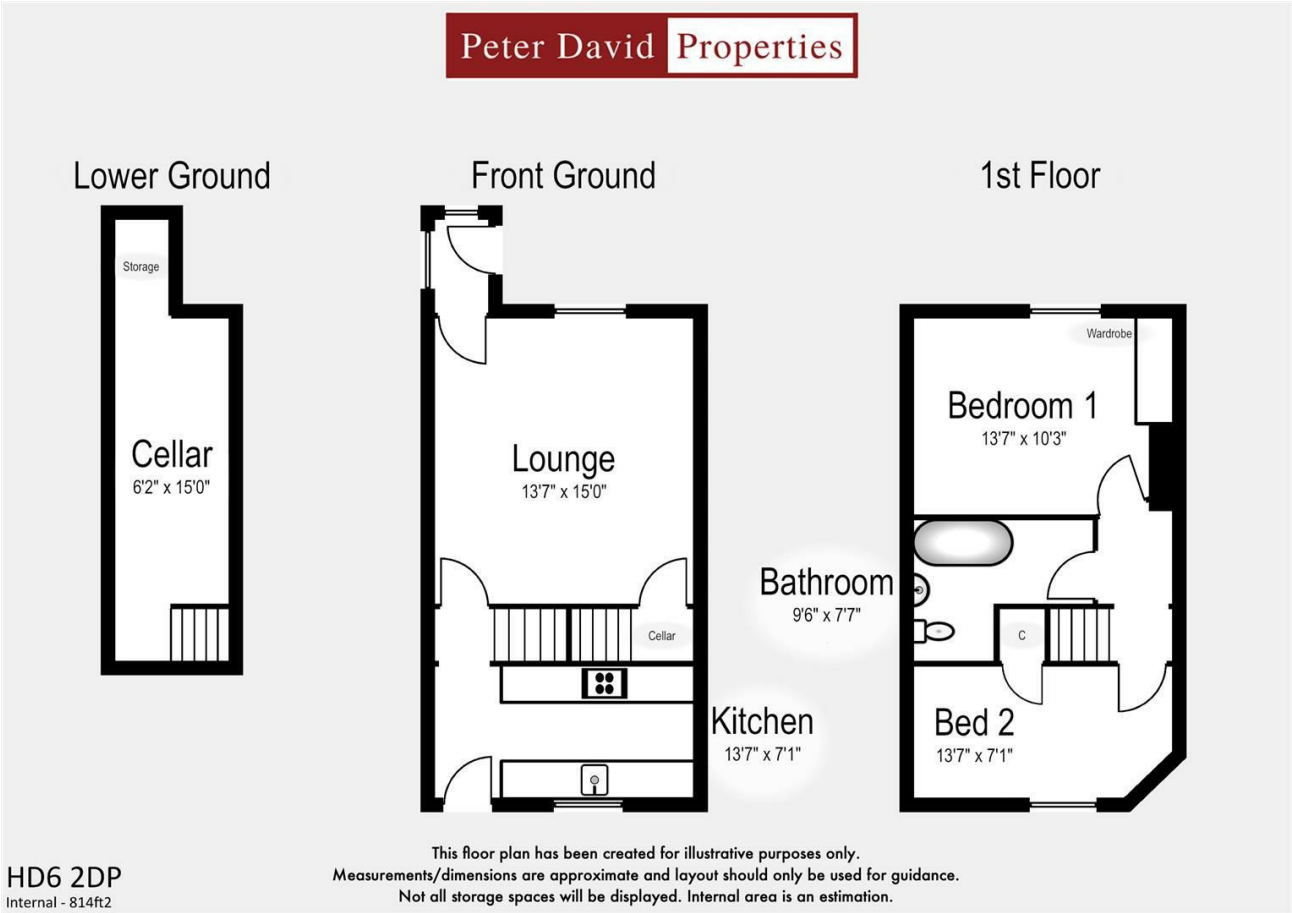
Hybrid Map



Terrain Map



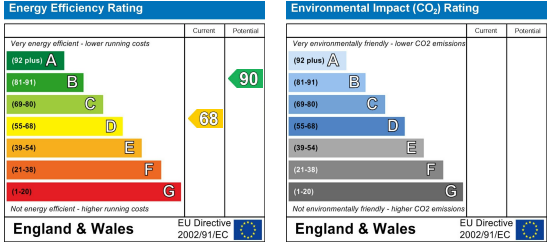
Floor Plan



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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