

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 62 Smithy Carr Lane

Brighouse, HD6 4BG

**£155,000**

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, Brighouse, HD6 4BG

**£155,000**



Nestled on Smithy Carr Lane in the charming town of Brighouse, this delightful terraced house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The spacious living room is perfect for entertaining guests or enjoying quiet evenings in, while the modern kitchen diner overlooks the rear garden, creating a lovely space for family meals and gatherings.

The home is well presented throughout, ensuring that you can move in with ease and start enjoying your new surroundings immediately. The gardens to both the front and rear offer a pleasant outdoor space, ideal for gardening enthusiasts or simply enjoying the fresh air.

One of the standout features of this property is that it comes with no onward chain, making the buying process smoother and more straightforward. Its ideal location places you within close proximity to Brighouse town centre, where you will find a variety of shops, schools, and essential amenities. Additionally, excellent transport links are readily available, making commuting a breeze.

This property is a wonderful blend of comfort, convenience, and charm, making it a must-see for anyone looking to settle in Brighouse. Don't miss the chance to make this lovely house your new home.

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

## Lounge

A spacious living room overlooking the front of the home with a feature fireplace as the focal point.

## Kitchen

Overlooking the rear of the home with a door providing external access out onto the garden, the kitchen has white base and wall units, a stainless steel sink and drainer, oven and hob and space for a fridge freezer.

## Master Bedroom

A spacious double bedroom overlooking the front aspect.

## Bedroom Two

A smaller double bedroom to the rear of the home overlooking the garden.

## Bathroom

A white bathroom suite with a bath tub, over bath shower, hand basin and w/c.

## External

The property has a garden to the front with a gated pathway leading up to the front door. At the rear is a low maintenance garden with a flagged patio.

## Directions

For Satnav please use the postcode HD6 4BG

## 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.

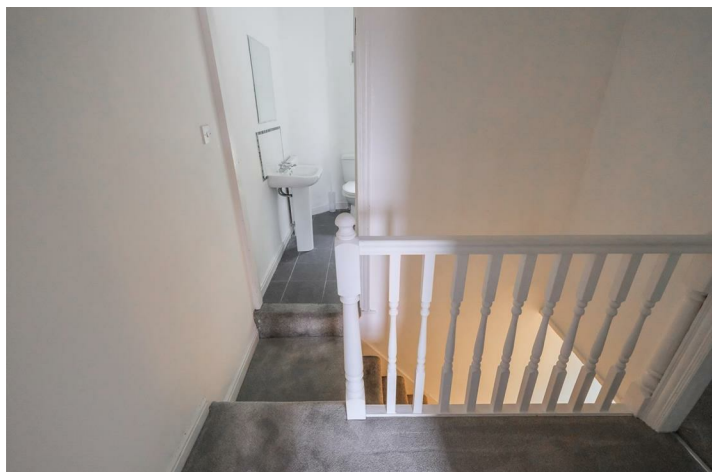
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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



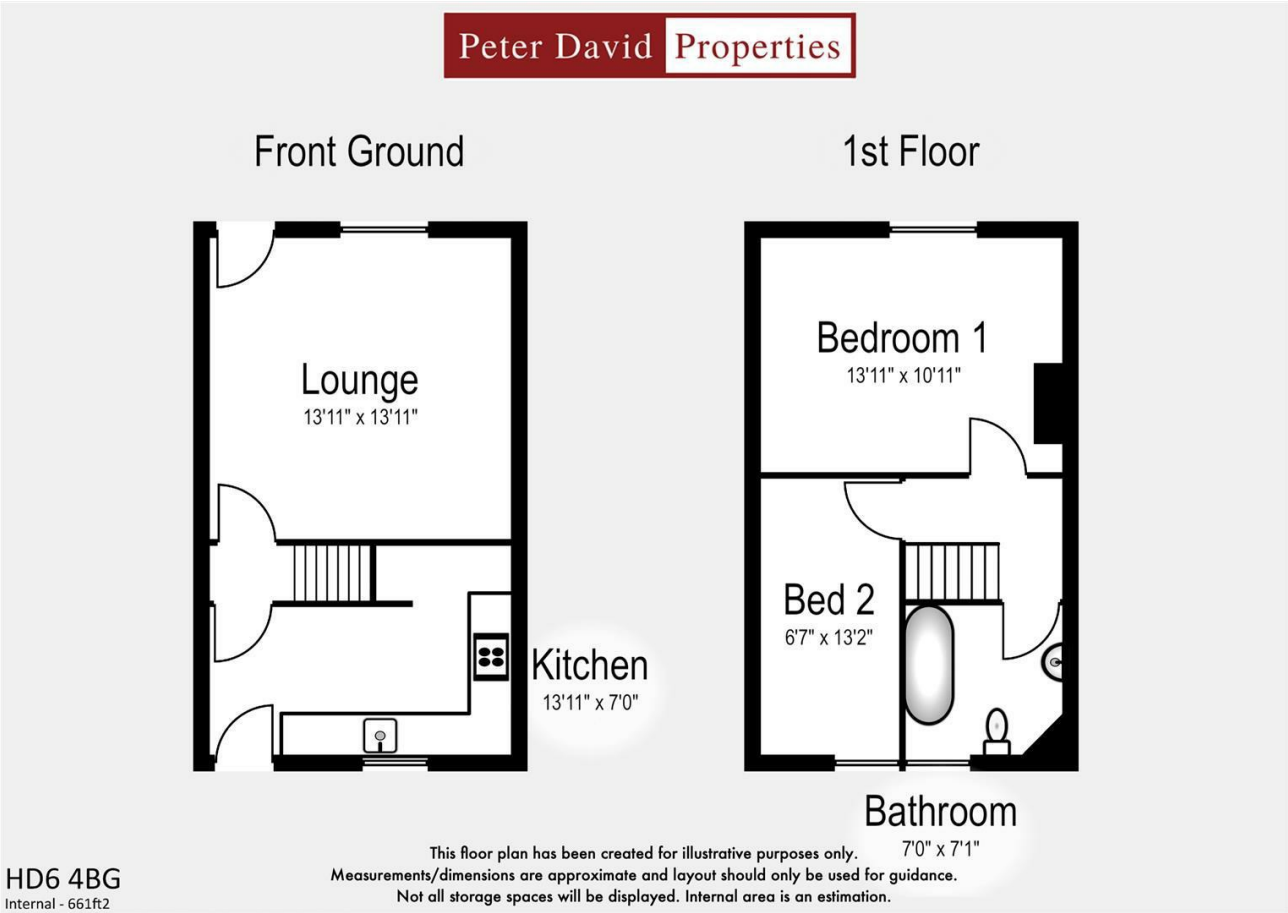
Hybrid Map



Terrain Map



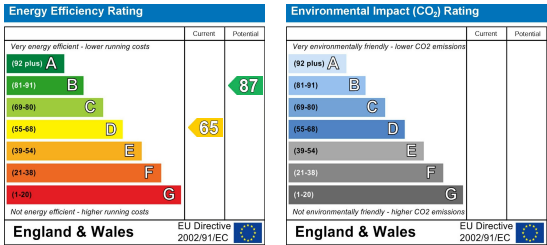
Floor Plan



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.