

Peter David

Properties Ltd

Residential Sales and Lettings



2 Sovereign Square

Brighouse, HD6 4DD

£270,000

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Located in Sovereign Square, Bailiff Bridge, Brighouse, this impressive four-bedroom townhouse offers a perfect blend of modern living and convenience. Spanning three well-designed floors, the property boasts ample space for families seeking comfort and style.

Upon entering, you are greeted by a spacious hallway with room for coats and shoes, as well as practical storage cupboards. A welcoming reception room on the first floor sets the tone for the rest of the home. The townhouse features four generously sized bedrooms, ensuring that everyone has their own personal retreat. With three bathrooms, including two en-suites, morning routines will be a breeze, providing both privacy and convenience for the entire family.

The property also includes a garage, which not only offers secure parking but also additional storage space, complemented by a driveway for extra convenience. The private garden is a delightful feature, providing a tranquil outdoor space perfect for family gatherings, children's play, or simply enjoying a quiet moment in nature.

Situated in a great location, this townhouse is within walking distance of local schools and amenities, making it an ideal choice for families. Furthermore, excellent transport and motorway links are easily accessible, ensuring that commuting to nearby towns and cities is straightforward.

This spacious townhouse is not just a house; it is a family home that promises comfort, convenience, and a wonderful lifestyle in a vibrant community. Do not miss the opportunity to make this exceptional property your own.

Entrance Hallway

An entrance hallway leading in from the front of the home with space for coats and shoes as well as access to storage cupboards.

Utility Room

With a sink, space for a washing machine and handy worktop space.

Ground Floor Bedroom

A double bedroom which could also be used as a snug or home office, with French doors opening onto the garden and access to its own en-suite.

En-Suite

Part tiled with a shower, hand basin and w/c.

Living Room

A spacious living room overlooking the front of the home with double windows allowing plenty of natural light. Brown carpets and a magnolia colour scheme add a sense of warmth, while an electric fireplace providing the focal point.

Dining Room

Semi open plan to the kitchen, the dining room overlooks the rear aspect with a feature wall paper wall.

Kitchen

With a built in oven, hob and extractor, space for a dishwasher and fridge freezer. with white base and wall units as well as a built in wine rack.

W/c

A first floor w/c which is part tiled and has a hand basin.

Bedroom One

A master bedroom to the front of the home with a walk in wardrobe and access to the en-suite.

En-Suite

With a corner shower, hand basin and w/c.

Bedroom Two

A double bedroom overlooking the rear of the home with a direct door to access the bathroom

Bedroom Three

A double bedroom overlooking the rear aspect of the property.

Bathroom

With a bathtub, hand basin and w/c.

Garage

Ideal for parking and storage space.

External

The property has a single tarmac driveway to the front leading up to the garage, a pathway leading to the front door and a lawn at the front of the home. To the rear is a lawned garden and patio with fencing to the borders.

Directions

For Satnav please use the postcode HD6 4DD

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



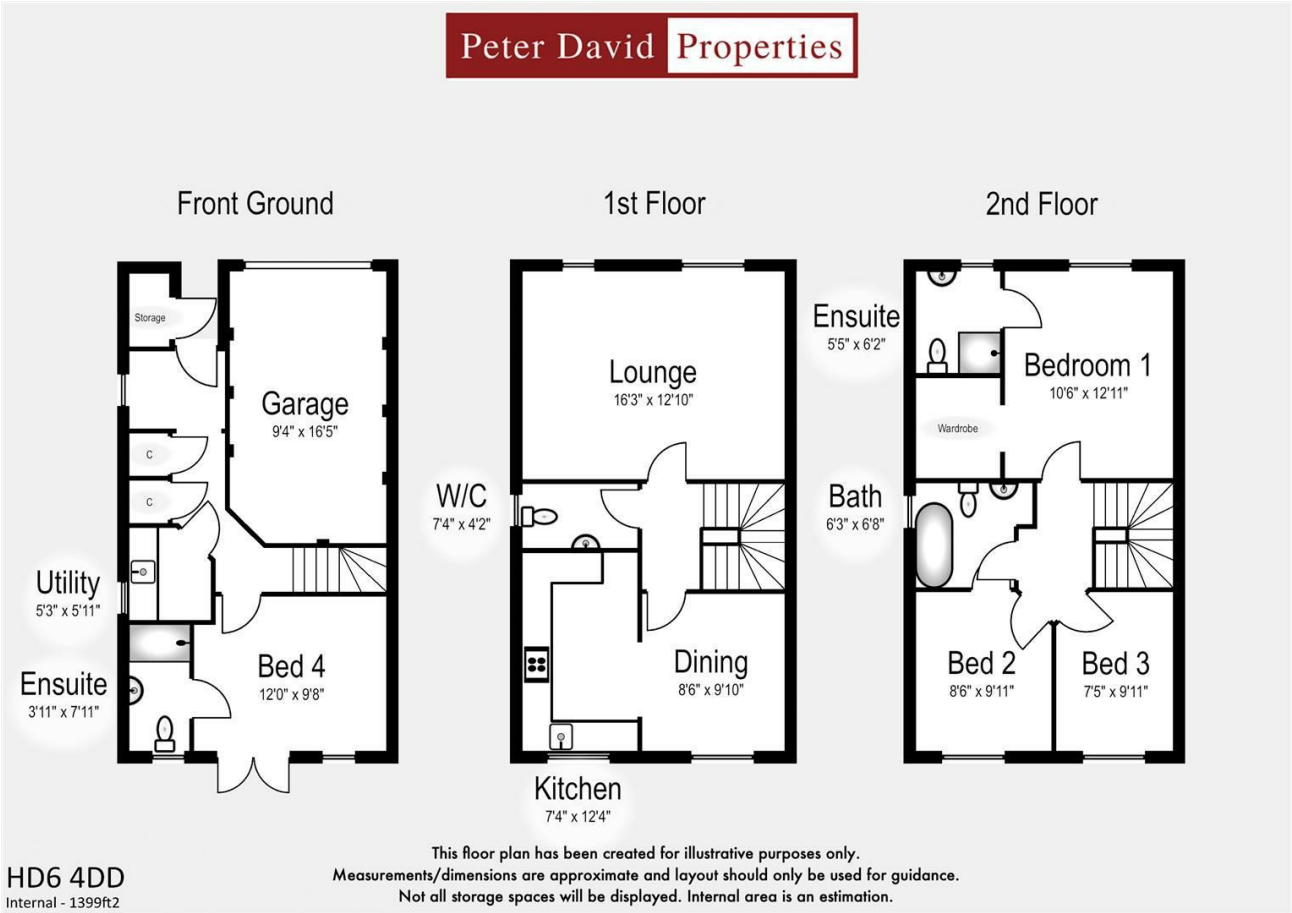
Hybrid Map



Terrain Map



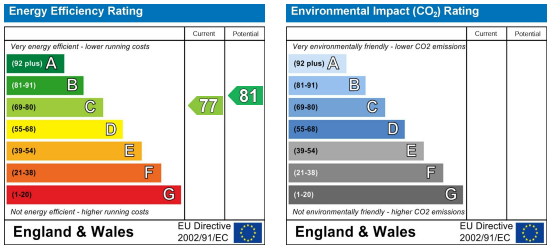
Floor Plan



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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