

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 28 Waterloo Road

Brighouse, HD6 2AT

£275,000





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Waring Green, Brighouse, HD6 2AT

£275,000



Situated on Waterloo Road in Brighouse, this end terrace house presents a rare opportunity for those seeking a spacious and characterful family home. With three generously sized bedrooms, this property is perfect for families or those who simply desire extra space. The two reception rooms offer versatile living areas, ideal for both relaxation and entertaining as well as having a kitchen diner, while the two well-appointed bathrooms ensure convenience for all. A cellar conversion adds further practicality and flexibility of space.

This home has been lovingly maintained over the years, showcasing a delightful blend of character features that add warmth and charm to the living spaces. The property also boasts a double garage, providing ample parking and additional storage options.

The location is particularly advantageous, as it is within walking distance of local schools, transport links, and various amenities, making daily life both convenient and enjoyable. Whether you are commuting or simply running errands, everything you need is just a short stroll away.

This deceptively spacious home is not only practical but also exudes a sense of character that is often hard to find. With no chain involved, this property is ready for you to move in and make it your own. Do not miss this exceptional opportunity to secure a wonderful family home in a sought-after area.

## Entrance Porch

Leading in from the front of the home, the entrance porch provides space for coats and shoes and leads into the living room.

## Lounge

Overlooking the front of the home with dark wood laminate flooring, white walls and characterful beams to the ceiling, the living room has a decorative open fireplace and wall mounted lighting.

## Dining Room

A spacious yet cosy living space with a light and neutral

colour scheme, brown carpet and feature fireplace with stone chimney breast as the focal point. Windows overlook the side aspect and an archway leads into the kitchen.

## Kitchen Diner

A spacious kitchen diner to the rear of the home which overlooks the side aspect and leads out onto the driveway. With ample work surface and storage space, the room features solid wooden base and wall units, a built in oven, gas hob and fridge, as well as having a stainless steel sink and drainer, space for a washing machine and freezer. A breakfast bar island adds further practicality.

## Cellar

A vaulted cellar which has heating and lighting making it a flexible space for a study, home office, play room or home gym.

## Shower Room

A modern ground floor shower room with laminate flooring, a corner shower, w/c, hand basin and a heated towel rail as well as useful storage space.

## Bedroom One

A double bedroom overlooking the front of the home with far reaching views, the master bedroom has built in wardrobes and is well presented in keeping with the home.

## Bedroom Two

A double bedroom to the rear of the home with built in wardrobes and a red feature wall.

## Bedroom Three

A smaller double bedroom to the front aspect with pine wooden flooring and white walls.

## Bathroom

A spacious bathroom which is fully tiled with a bath tub, over bath shower, hand basin and w/c. There is an external door which leads out onto the garage roof providing potential to create a balcony.

## Garage

A double garage to the side of the home providing useful parking and storage space.

## External

The property has a large south facing garden to the front aspect with lawns and a pathway leading up to the home. There is off road parking space in front of the garage to the side of the home.

## Directions

For Satnav please use the postcode HD6 2AT

## 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.



## A map snippet from Google Maps showing the area around Brookfoot in Thornhill, Ontario. A red location pin is placed on a road. Labels include 'Halifax Rd' at the top, 'Brookfoot Ln' on the left, and 'Brookfoot' in the lower left. The word 'THORNHILL' is in the upper right. The Google logo and 'Map data ©2025 Google' are at the bottom.

**Peter David Properties**

**Front Ground**

- Lounge: 18'0" x 14'3"
- Dining Room: 17'8" x 15'0"
- Bathroom: 4'3" x 11'11"
- Kitchen: 15'1" x 11'3"
- Double Garage: 20'8" x 17'3"

**Lower Ground**

- Office: 6'6" x 14'3"

**1st Floor**

- Bed 3: 7'1" x 14'3"
- Bed 1: 10'5" x 14'3"
- Bed 2: 10'5" x 12'0"
- Bathroom: 5'8" x 12'0"

**HD6 2AT**  
Internal - 1813ft<sup>2</sup>

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

| Energy Efficiency Rating                                                                                                                                                                                                    |  | Current | Potential |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|
| <p>Very energy efficient - lower running costs</p> <p>(12 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> |  |         |           |
| <p>Not energy efficient - higher running costs</p>                                                                                                                                                                          |  |         |           |

  

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                 |  | Current | Potential |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|
| <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(12 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-90) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> |  |         |           |
| <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>                                                                                                                                                                          |  |         |           |

  

| England & Wales                                                                                                                                                                                                             |  | EU Directive 2010/31/EU |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------|--|
| <p>Very energy efficient - lower running costs</p> <p>(12 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> |  |                         |  |
| <p>Not energy efficient - higher running costs</p>                                                                                                                                                                          |  |                         |  |

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.