

Peter David

Properties Ltd

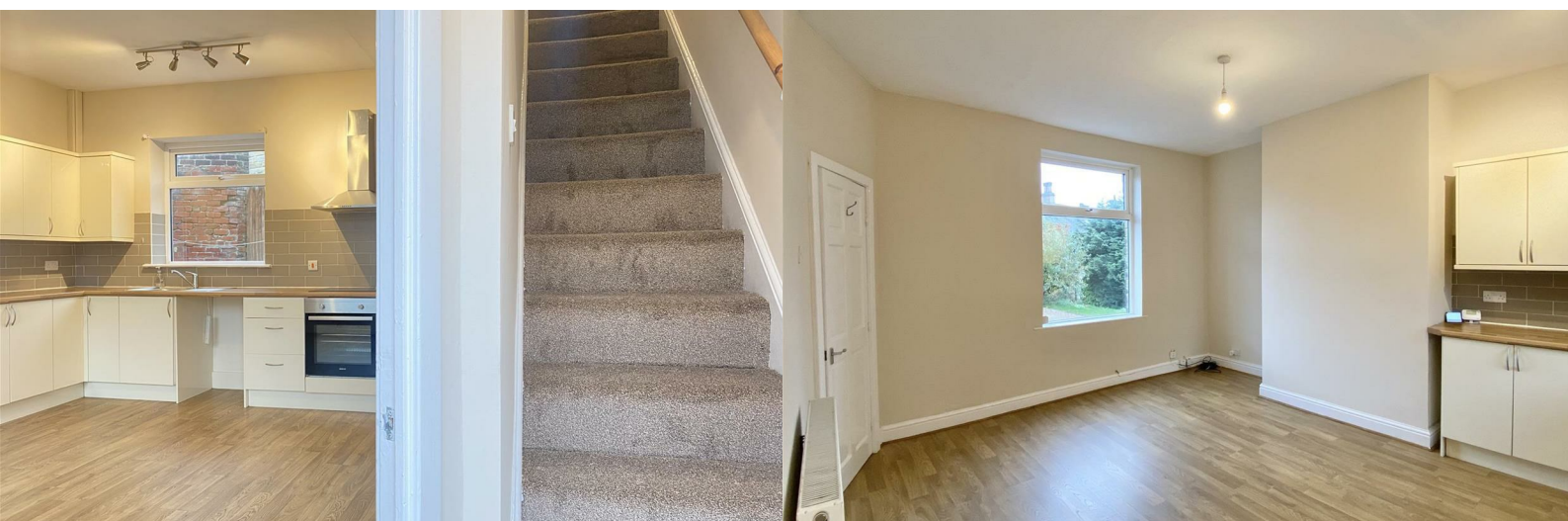
Residential Sales and Lettings



5 Bonegate Road

West Yorkshire, HD61TQ

£125,000



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Nestled on Bonegate Road in Brighouse, this well-presented two-bedroom end of terrace house offers a delightful blend of space and modern living. The property boasts deceptively spacious accommodation spread over three floors, making it an ideal choice for first-time buyers or those seeking a comfortable home.

Upon entering, you will find an inviting open plan living area on the ground floor, perfect for both relaxation and entertaining. The contemporary kitchen seamlessly integrates with the living space, creating a warm and welcoming atmosphere. The lower ground floor features a practical utility room, adding to the convenience of daily living.

As you ascend to the first floor, you will discover two bedrooms, providing ample space for rest and personalisation. The well-appointed bathroom completes this level, ensuring all essential amenities are within easy reach.

Freshly decorated throughout, this property is ready for new owners to move in and enjoy without the hassle of immediate renovations. Its ideal location places you within walking distance of Brighouse town centre, where you can explore a variety of shops, cafes, and local amenities. Additionally, the property is conveniently situated near schools, making it a perfect choice for families.

Offered with no onward chain, this end terrace house presents a fantastic opportunity to secure a lovely home in a sought-after area. Do not miss the chance to make this charming property your own.

Entrance Hall

Leading in from the front of the home, the entrance hall provides access to the living room and upstairs to the first floor accommodation.

Open Plan Living Kitchen

15'8" x 12'9" (4.8m x 3.9m)

An open plan living room overlooking the front and rear of the property allowing plenty of natural light. Laminate flooring extends throughout with ample living space. The kitchen area is set to the rear of the home with white base and wall units, as well as a wooden worksurfaces and stylish tiled splashbacks. There is a built in oven, hob and extractor as well as a stainless steel sink and drainer and space for a dishwasher. There is a door providing external access to the rear of the home as well as access down to the utility room.

Utility Room

On the lower ground floor with laminate flooring and a window to the front aspect, the utility room has worksurface space and room for white goods.

Bedroom One

8'10" x 8'10" (2.7m x 2.7m)

A double bedroom overlooking the front of the home with brown carpet and freshly painted beige colour scheme.

Bedroom Two

10'5" x 5'10" (3.2m x 1.8m)

A well sized single bedroom to the rear of the home continuing with the brown and beige colour scheme.

Bathroom

A well proportioned bathroom which is tastefully tiled, with a bath tub, over bath shower, storage cupboard, hand basin and w/c.

External

The property has a small courtyard to the front and has a pathway providing direct access to the rear of the home.

Directions

For Satnav please use the postcode HD6 1TQ

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

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Lower Ground

Cellar

Front Ground

Lounge/Kitchen

1st Floor

Bath

Bed 1

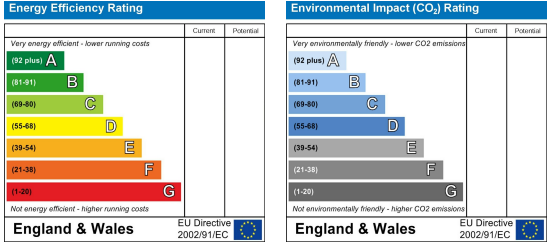
Bed

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.

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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