

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 19 Broadacres

Brighouse, HD6 4DB

**£215,000**

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# 19 Broadacres

Bailiff Bridge, Brighouse, HD6 4DB

**£215,000**



Situated in the desirable area of Broadacres, Bailiff Bridge, this beautifully presented terraced house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The open plan living room creates a welcoming atmosphere, perfect for both relaxation and entertaining.

The property boasts two bathrooms, including an en-suite, which adds convenience for busy mornings. A downstairs w/c further enhances the practicality of the home. Step outside to discover a private, low-maintenance garden at the rear, providing a tranquil space for outdoor enjoyment without the hassle of extensive upkeep.

Parking is made easy with an off-road space available, a valuable feature in this sought-after location. The neighbourhood is family-friendly, with local shops, schools, and amenities just a stone's throw away, making it an ideal spot for those who appreciate community living.

The property also benefits from having a new boiler installed in September 2025 with a 10 year guarantee.

This property truly stands out and viewing is highly recommended to fully appreciate all it has to offer. Don't miss the opportunity to make this charming house your new home.

## Entrance Porch

Leading in from the front of the home, the entrance porch provides access into the living room as well as the downstairs w/c.

## W/C

With a w/c and hand basin.

## Open Plan Living

A spacious living room with a fully built in media wall providing shelving and lighting. Overlooking the front of the property, there is room for sofas as well as a dining table. This room provides a sophisticated space in which to relax and entertain.

## Kitchen

Overlooking the rear of the home, the kitchen has a light yellow colour scheme with dark blue base and wall units. There is ample space for storage, as well as a built in oven, hob and sink. There is a breakfast bar for added practicality and room for a dishwasher, washing machine and fridge freezer. Patio doors open out onto the rear garden.

## Bedroom One

A double bedroom to the front aspect with white walls and laminate flooring. There is access onto the en-suite.

## En-Suite

With a shower, hand basin and w/c.

## Bedroom Two

A double bedroom overlooking the rear garden and woodland beyond with a white colour scheme and laminate flooring.

## Bedroom Three

A single bedroom to the front of the home with enough space for a desk and additional furniture.

## Bathroom

A tastefully presented bathroom suite with a bath tub, over bath shower, hand basin, w/c and heated towel rail.

## External

The property benefits from a private garden to the rear, overlooking woodland with a patio and lawn. There is also a parking space to the side of the terrace row.

## Directions

For Satnav please use the postcode HD6 4DB

## 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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Front Ground

1st Floor

Kitchen/Dining Room  
4.60m x 2.74m  
(15' 1" x 9' 0")

Living Room  
5.33m x 4.60m  
(17' 6" x 15' 1")

Hall

W.C.

Bedroom 2  
3.10m x 2.57m  
(10' 2" x 8' 5")

En-suite  
2.57m x 1.35m  
(8' 5" x 4' 5")

Bedroom 1  
4.19m x 2.57m  
(13' 9" x 8' 5")

Bedroom 3  
2.62m x 1.91m  
(8' 7" x 6' 3")

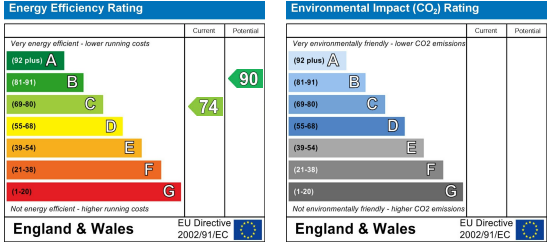
Bathroom  
1.88m x 1.70m  
(6' 2" x 5' 7")

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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