



2 Mayfield Grove

Brighouse, HD6 4EE

£225,000



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Bailiff Bridge, Brighouse, HD6 4EE

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Located in Mayfield Grove, Brighouse, this delightful home presents an excellent opportunity for families seeking a comfortable and modern living space. Recently redecorated throughout, the property boasts fresh carpets and flooring, creating a welcoming atmosphere from the moment you step inside.

The home features three well-proportioned bedrooms, making it ideal for a growing family. The newly fitted kitchen is both stylish and functional, complemented by a practical utility room that adds convenience to daily life. The spacious reception room provides a perfect setting for relaxation and family gatherings.

Outside, the property is enhanced by gardens to both the front and rear, offering a lovely outdoor space for children to play or for hosting summer barbecues. Additionally, the driveway and garage provide ample parking for up to two vehicles, ensuring that you will never be short of space.

Situated in an ideal location, this home is within easy reach of excellent local schools, a variety of amenities, and convenient transport links, making it perfect for those who commute or enjoy the vibrancy of community life.

With no onward chain, this property is ready for you to move in and make it your own. We highly recommend a viewing to fully appreciate all that this lovely home has to offer.

Entrance Hallway

A spacious entrance hallway providing access into the living room with space for coats and shoes.

Living Room

A spacious living room overlooking the front of the home with white walls and light grey carpets. A feature woodburning stove provides the focal point and the room leads on into the kitchen.

Kitchen

A new kitchen with modern navy base and wall units. The kitchen features a traditional sink and drainer, built in oven, hob and extractor, a fridge and a dishwasher. A breakfast bar provides added practicality and there is access out onto the rear garden and on into the utility room.

Utility Room

A handy utility space with plumbing for a washing machine, space for a freezer and other utilities.

Bedroom One

A double bedroom overlooking the front of the home continuing with white walls and light grey carpet.

Bedroom Two

A double bedroom overlooking the rear garden with white walls and light grey carpet.

Bedroom Three

A well sized single bedroom to the front aspect with white walls and light grey carpet.

Bathroom

With a white and grey colour scheme, the bathroom has a bath tub, over bath shower, hand basin and w/c.

Garage

Providing parking and storage space to the side of the home.

External

Set back from the road, the property has a driveway leading up to the garage and low maintenance gravelled gardens to either side with mature trees. At the rear is a lawn with stepping stones leading down the garden and fencing to the borders.

Directions

For Satnav please use the postcode HD6 4EE

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



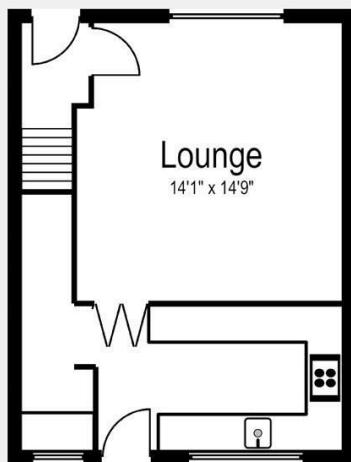
Floor Plan

Peter David Properties

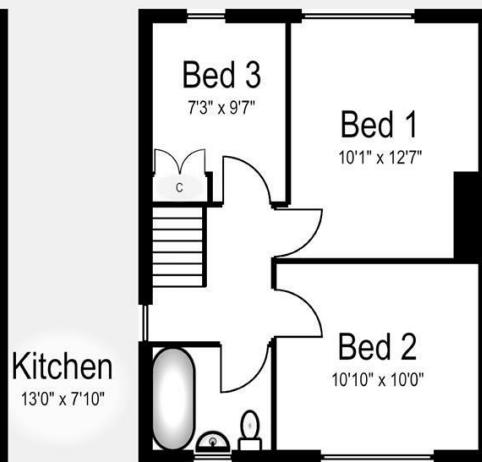
Front Ground



Utility/Storage
4'0" x 13'7"



1st Floor



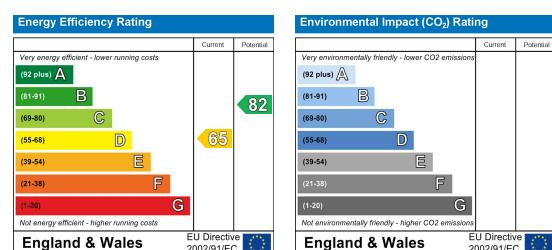
HD6 4EE
Internal - 902ft²

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



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.