

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 52a Brooke Street

Brighouse, HD6 3DU

£425,000

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Rastrick, Brighouse, HD6 3DU

## £425,000



Located on Brooke Street in the charming town of Brighouse, this deceptively spacious five-bedroom detached home offers a perfect blend of comfort and modern living, making it an ideal choice for any growing family. Spanning four floors, the property boasts a well-designed layout that includes a convenient ground floor annexe, providing additional living space or a private retreat for guests.

The home is well presented throughout, ensuring a welcoming atmosphere from the moment you step inside. The modern kitchen diner is a standout feature, complete with a delightful balcony that overlooks the rear of the property, perfect for enjoying morning coffee or evening meals while taking in the serene views.

For those with vehicles, the property offers secure off-road parking for multiple vehicles, complemented by a detached double garage that can also serve as a workshop, catering to various needs and hobbies.

Situated within walking distance of Brighouse town centre, residents will appreciate the convenience of nearby supermarkets, excellent transport links, and local schools, making daily life both easy and enjoyable. This property truly represents a wonderful opportunity to secure a family home in a desirable location. Don't miss the chance to make this exceptional house your new home.

### Entrance Hallway

The entrance hallway leads in from the front of the home providing access to the living room and kitchen diner.

### Living Room

Overlooking the front aspect of the home, the living room is well presented with a media wall, ceiling spotlights and grey colour scheme.

### Kitchen Diner

A spacious kitchen diner overlooking the rear of the home with fitted white base and wall units providing ample storage space. Contrasting orange splashbacks add a pop of colour and laminate flooring completes the look. There is a built in microwave and oven, 5 ring gas hob, built in

dishwasher and a wine cooler. Undercounter lighting and ceiling spotlights help to create a warm atmosphere and French doors open out onto the balcony overlooking the rear garden.

### W/c

A ground floor w/c with a hand basin.

### Bedroom One

A double bedroom overlooking the front aspect

### Bedroom Two

A double bedroom overlooking the rear of the property.

### Bedroom Three

A well sized single room to the rear aspect currently used as a home office.

### Bathroom

With a bath tub, and basin and w/c.

### Bedroom Four

A double bedroom on the top floor with Velux windows and ceiling spotlights.

### Garage / Workshop

A large detached double garage which is ideal as a workshop space or for paring and storage with power and lighting.

### External

The property is set back from the road behind a paved courtyard. A gate provides access to the driveway down the side of the home. To the rear is a large driveway providing parking for multiple vehicles and leading onto the garage. There is access to the lower ground floor of the property at the rear.

### Annexe Utility

A lower ground floor kitchen/utility space with wooden built in cupboards, a sink and drainer and plumbing for a washer. There is external access out onto the rear of the home.

### Ground Floor Bedroom Five

A spacious double bedroom to the rear aspect with French doors providing external access.

### En-Suite

A large en-suite with a corner shower, hand basin and under sink storage and w/c.

### Directions

For Satnav please use the postcode HD6 3DU

### 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



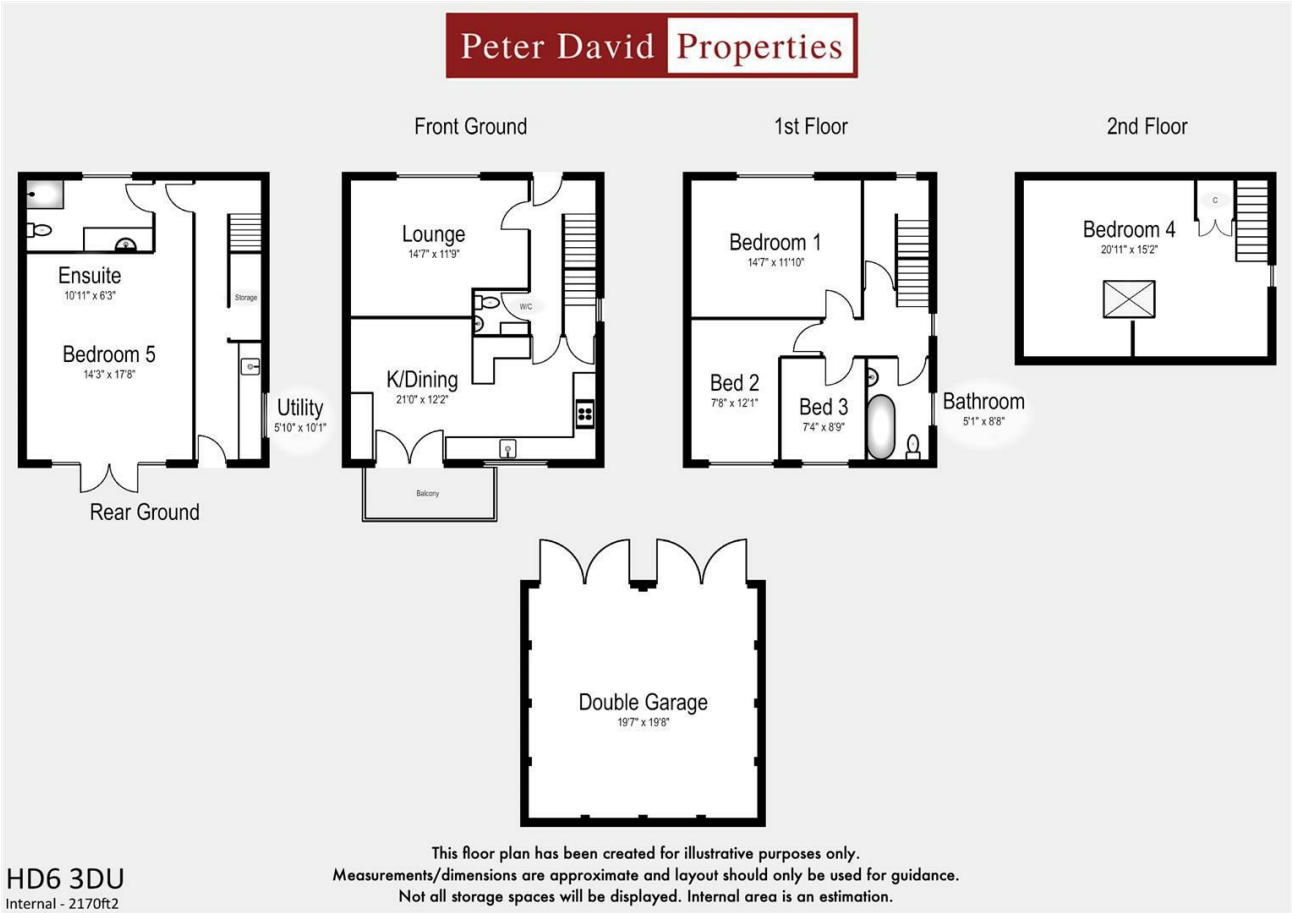
Hybrid Map



Terrain Map



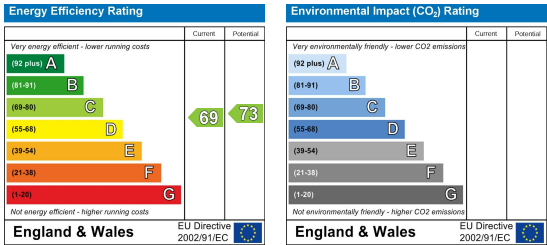
Floor Plan



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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