

Peter David Properties

Residential Sales and Lettings

Broadacres

£195,000



Broadacres

Description

**** OFFERED WITH NO CHAIN **** Peter David are pleased to offer to the market, this lovely well-presented three bedroom family town house home. Situated in the popular village location of Bailiff Bridge, which is within close proximity of the M62 motorway network, good local schools and all local amenities. The property offers well planned and appointed accommodation, which briefly comprises of; entrance hallway, shower room, utility room, a third bedroom, landing, a kitchen diner, a living room, a second landing and two double bedrooms both benefitting from en-suites. The property also benefits from gas central heating and double glazing throughout. Externally the property further benefits from a driveway to the front, leading to an integrated garage and a pathway to the side of the property providing a gated access to the rear garden. To the rear there is a private enclosed garden, which comprises of a stone paved patio, a lawn and barked areas surrounding. Internal viewings are recommended to appreciate what this property has to offer. Please contact Peter David Properties to arrange your viewing.

Features

- Three double bedrooms
- Well-presented
- Popular location
- Chain free
- Close to local amenities
- Three bathrooms
- Accommodation over three floors
- EPC - C
- Enclosed garden to the rear
- Off road parking

Entrance Hallway 5.11m (16'9") x 1.12m (3'8")

Providing access to the ground floor accommodation, benefitting from two large storage cupboards.

Shower Room 2.90m (9'6") x 0.86m (2'10")

Briefly comprising; WC, a hand wash basin built into a vanity storage unit, a glass shower cubicle, lino flooring and a frosted window to the side aspect.

Utility

A useful utility room briefly comprises of; a stainless steel sink and drainer, wooden base units with a granite effect work surface, plumbing/space for a washing machine and dryer, boiler, lino flooring and a door providing access to the rear garden.

Bedroom Three 2.67m (8'9") x 2.39m (7'10")

A third bedroom located to the ground floor benefits from a window to the rear aspect.

Landing 2.06m (6'9") x 1.78m (5'10")

Providing access to the first floor accommodation.

Living Room 4.44m (14'7") x 5.36m (17'7")

A spacious, light and airy living room benefits a window to the side elevation and two further windows to the front elevation. The focal point of the living room is the electric fire.

Kitchen Diner 4.44m (14'7") x 3.05m (10'0")

A fitted kitchen with matching wall and base units with granite effect work surfaces and lino flooring. The kitchen comprises; a stainless steel sink and drainer with tiled splashbacks, a four piece gas hob with an integrated electric cooker and an extractor hood and an integrated dishwasher. The kitchen also has plenty of space to dine and two windows to the rear elevation.

Landing Two 2.59m (8'6") x 1.47m (4'10")

Providing access to the second floor and loft hatch.

Master Bedroom 3.91m (12'10") x 4.52m (14'10")

A double master bedroom benefits from an en-suite and two windows to the front elevation.

En-Suite 2.01m (6'7") x 1.75m (5'9")

Briefly comprising; WC, a hand wash basin built into a vanity storage unit, a bath with a hand held shower fitment, lino flooring and a frosted window to the side elevation.

Bedroom Two 4.50m (14'9") x 3.28m (10'9")

A second double bedroom also benefits from an en-suite and two windows to the rear elevation.

En-Suite 1.78m (5'10") x 1.78m (5'10")

Briefly comprising; WC, a hand wash basin built into a vanity storage unit, a walk in shower cubicle and lino flooring.

External

Externally the property further benefits from a driveway to the front, leading to an integrated garage and a pathway to the side of the property providing a gated access to the rear garden. To the rear there is a private enclosed garden, which comprises of a stone paved patio, a lawn and barked areas surrounding.

Viewings

Viewings strictly by appointment only.

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.

Directions

Directions from Peter David Properties Brighouse office -

Take Commercial St and Lawson Rd to Huddersfield Rd
Head east on Commercial St towards Briggate

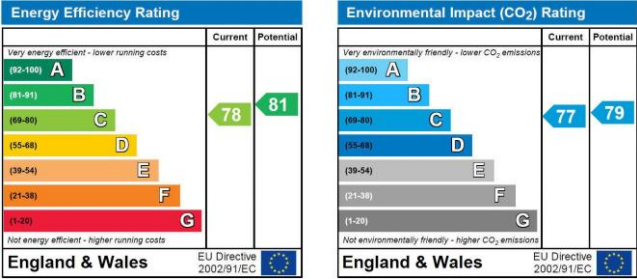
Continue onto King St

Use any lane to turn left onto Huddersfield Rd

Continue to follow Huddersfield Rd

At the roundabout, take the 2nd exit onto Bradford Rd

Turn left on to Victoria Rd
 Continue straight onto Victoria Rd
 Turn left onto Broadacres
 Turn right to stay on Broadacres and the destination will be on the right.





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.

23-25 George Street
Halifax HX1 1HA

102 Commercial Street
Brighouse HD6 1AQ

www.peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk