

Peter David

Properties Ltd

Residential Sales and Lettings



36 Long Fallas Crescent

Brighouse, HD6 3TN

Offers In The Region Of £425,000



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Woodhouse, Brighouse, HD6 3TN

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Peter David Properties are pleased to present to the open market with no upward chain this four bedroom detached property, situated in the sought after location of Brighouse. This well presented property of good size, would make a perfect family home, within close proximity of good local schools and all local amenities within Brighouse. Internally comprising: an entrance hallway, kitchen, living room, dining room, utility room, conservatory, internal garage, downstairs WC, four double bedrooms and a house bathroom. Externally, the property has a drive to the front aspect, providing off road parking for up to four cars, as well as an internal garage. To the rear of the property, there is a beautifully presented garden, which has a well maintained lawn and a patio area. Contact Peter David Properties to arrange your viewing today.

This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway.

Entrance Hallway

A spacious entrance hallway, which benefits from space for freestanding furniture and an understairs storage cupboard. Providing access to ground floor accommodation.

Kitchen

The kitchen is fitted with matching wall and base units, worktops, stainless steel sink and drainer with tiled splashbacks, tiled flooring, Bosch gas hob with extractor fan above and a built in double oven. The kitchen has space for a four seater dining suite and a large window to the rear aspect.

Living Room

A good sized light and airy living room, with a large window to the front aspect. The focal point is a gas fire, set within a wood surround with marble effect insert.

Dining Room

The dining room provides generous space to dine, with multi-access to the living room, kitchen and conservatory.

Utility Room

This useful utility room has space for free-standing appliances, with an oak effect worktop and the utility room holds the housing boiler. With a large window to the rear aspect, allowing lots of natural light into the room; there is also an internal door to the garage and an external door to the side aspect.

Conservatory

Situated to the rear of the property, is a good sized conservatory, with space for furniture, looking out onto the lovely garden.

Garage

The spacious garage has multi-access from an external door to the front of the property and an internal door from the utility room. The garage has electric supply and storage space.

Downstairs WC

Comprising: a WC and a hand basin with vanity unit.

Landing One

Providing access to bedroom three.

Bedroom Three

Situated on the first floor, is a double bedroom, with matching fitted wardrobes, drawers and dressing table. With a window to the rear elevation.

Landing Two

Providing access to the second floor accommodation.

Bedroom One

A large double bedroom, which has matching fitted wardrobes, drawers and dressing table. With a window to the front elevation.

Bedroom Two

A second double bedroom which has matching fitted wardrobes, drawers and dressing table. With a window to the rear elevation.

Bedroom Four

Currently used as a home office, is this double bedroom, with a window to the front elevation.

Bathroom

This fully tiled bathroom comprises: a WC with built in vanity unit, hand basin, corner bath, shower cubicle and a heated towel rail. With a spotlight ceiling and a frosted window to the rear elevation.

External

Externally, to the front of the property benefits from a decorative garden and a large driveway, with space for up to four cars. With a pathway down the side of the property, leading to the rear garden which is a large, well maintained, lawned garden, with a patio area.

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Directions

For Satnav please use the postcode HD6 3TN.

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 WHATSOEVER IN RELATION TO THIS PROPERTY.



Road Map



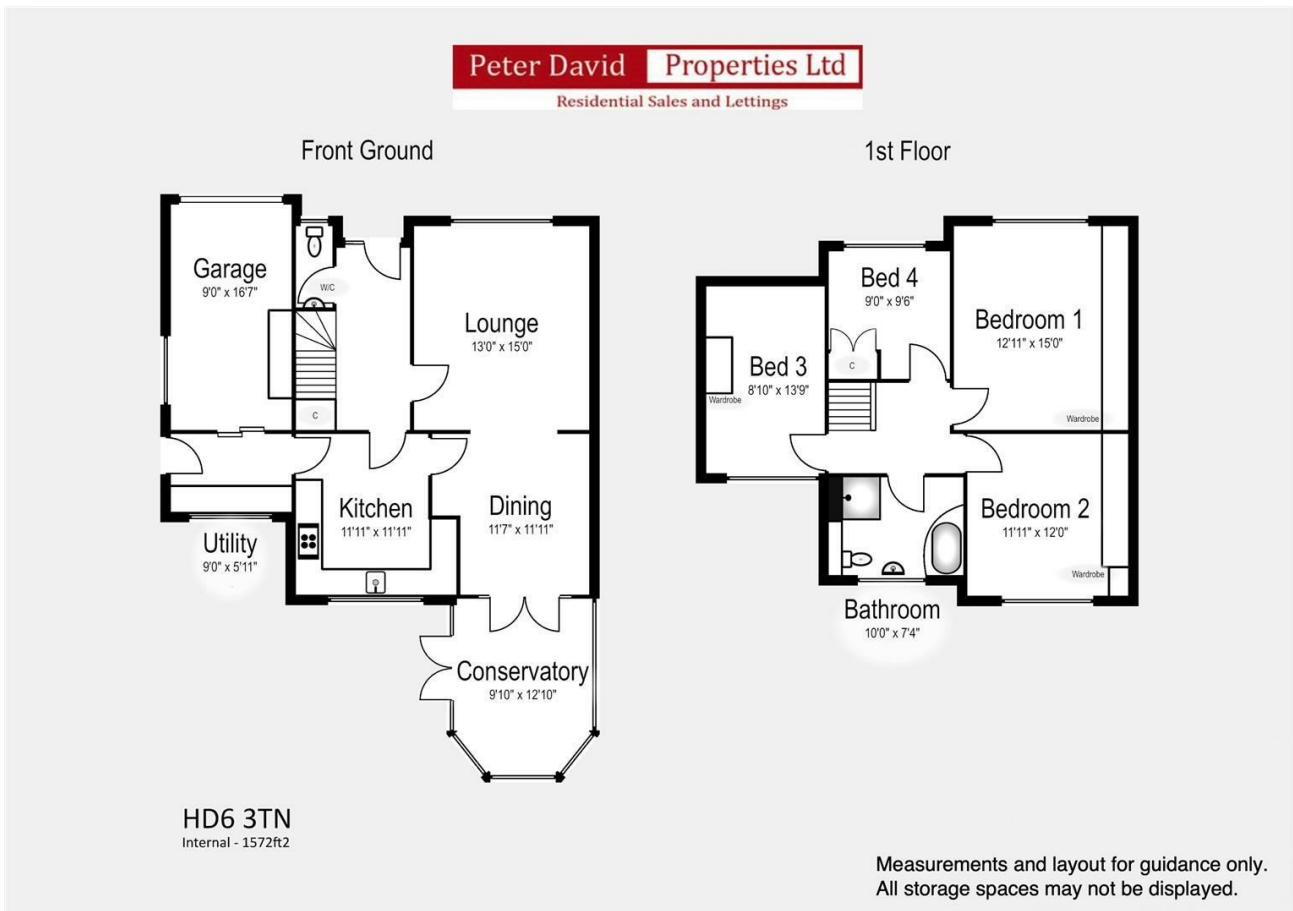
Hybrid Map



Terrain Map



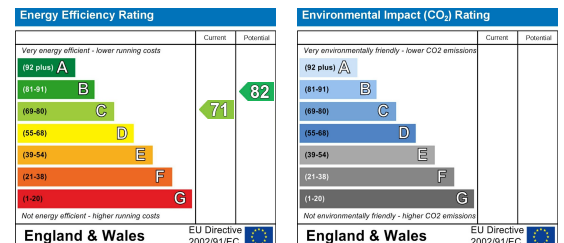
Floor Plan



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



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.

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