

Peter David

Properties Ltd

Residential Sales and Lettings



15 Manley Street

Brighouse, HD6 1TE

£79,950



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Offered for sale with NO UPWARD CHAIN is this one bedroom property, ideal for INVESTORS or FIRST TIME BUYERS. The property comprises: entrance, living room, kitchen, one bedroom and one bathroom. The property is located MINUTES FROM BRIGHOUSE TOWN CENTRE, which hosts a variety of shops and bars, as well as the Bus Station. With a small YARD TO THE FRONT. Internal viewings are recommended - book your appointment today!

Entrance

Accessed from the front, the entrance provides a staircase to the first floor accommodation.

Living Room

12'1" x 13'9" (3.7m x 4.2m)

A light and spacious living room with the focal point being the fireplace. Open access to the kitchen.

Kitchen

7'2" x 6'6" (2.2m x 2.0m)

Accessed directly from the living room, the kitchen has wood wall and base units, an integral oven and electric hob, space for other free-standing appliances and an inset, stainless steel sink and drainer. There is a window to the side aspect.

Landing

A 'T' shaped landing providing access to the bedroom and bathroom.

Bedroom

11'5" m x 13'5" (3.5 m x 4.1m)

A large double bedroom with a window to the front elevation.

Bathroom

This good-sized bathroom has a three piece suite, comprising: a WC, a hand basin and a bath with an overhead shower. Large window allowing plenty of natural light and useful storage cupboards.

External

To the front of the property there is a small, enclosed yard.

Viewings

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

Directions

For Satnav please use the postcode HD6 1TE.

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

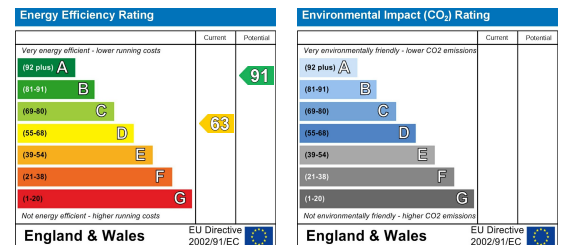
HD6 1TE
Internal - 640ft²
External - 751ft²
Overall - 17.48yd x 5.71yd

Measurements and layout for guidance only.
All storage spaces may not be displayed.

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.