

# Peter David

# Properties Ltd

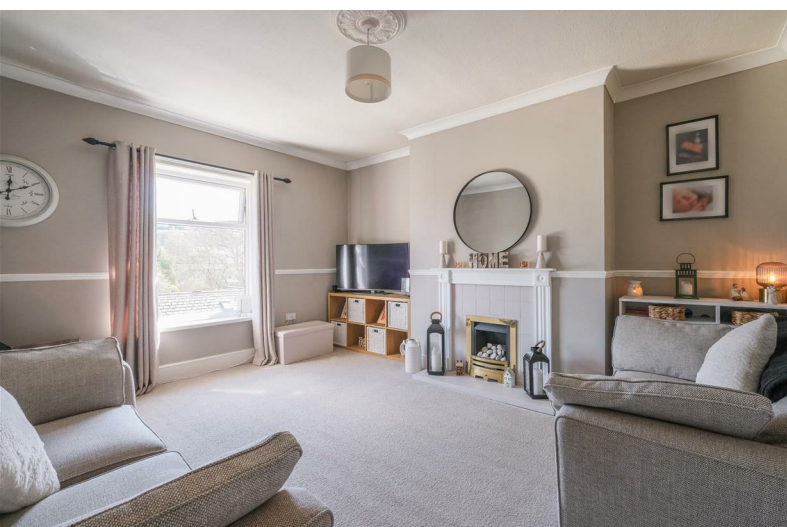
Residential Sales and Lettings



## 127 Thornhill Road

Brighouse, HD6 3AH

**£160,000**





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Rastrick, Brighouse, HD6 3AH

**£160,000**



Nestled on Thornhill Road in the charming town of Brighouse, this deceptively spacious mid-terrace house offers a delightful blend of comfort and potential. With two well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The main bedroom is generously sized, while the second bedroom cleverly opens up into two separate rooms, providing the option to easily convert the home into a three-bedroom residence.

The heart of the home features a recently fitted kitchen diner, ideal for both casual meals and entertaining guests. The living room boasts lovely views over the surrounding landscape, creating a serene atmosphere to unwind after a long day.

In addition to the inviting interior, this property includes useful cellar space and an outside yard, perfect for enjoying the fresh air or for gardening enthusiasts.

Situated within walking distance of Brighouse town centre, residents will benefit from a variety of local schools, shops, and amenities, making this location both convenient and desirable. This terraced house is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-presented home.

## Entrance Hallway

Providing access to the property through a PVCu door to the front.

## Kitchen

A recently fitted kitchen diner with light base and wall units, a built in oven and hob, sink and drainer

and space for a fridge freezer, washing machine and drier. Well presented in a light and neutral colour scheme, this room provides an ideal environment for family meals and cooking with friends.

## Living Room

A spacious living room with a gas fire providing the focal point. A warm and neutral colour pallet provides a homely space and views over the surrounding landscape add further charm.

## Cellar

A dry keeping cellar for storage.

## Bathroom

The bathroom, which is located on the ground floor, benefits from WC, a large bath tub, hand basin, a shower cubicle and a chrome heated towel rail. With a window to the rear aspect.

## Landing

Providing access to the first floor accommodation.

## Bedroom One

A large double bedroom with neutral carpet and décor. With a window to the front aspect and a loft hatch to the loft.

## Bedroom Two

A large double bedroom that has been partitioned into two bedrooms, both that can fit a double bed, with a door between. With Velux windows in both halves.

## External

Externally, the property benefits from a patio garden to the front and right of access through to the rear.

## Directions

For Satnav please use the postcode HD6 3AH

## 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.

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## A map snippet from Google Maps showing a street layout. A red pin is placed on a street, with the label 'Bramston St' written vertically along the road. The map includes a green area representing a park or open space. The Google logo is visible in the bottom left corner, and 'Map data ©2026' is in the bottom right corner.

## A map snippet from Google Maps showing the location of Brighthouse. A red location pin is placed on a road, with the label 'Brighthouse' next to it. The surrounding area includes 'Brookfoot' to the north, 'RASTRICK' to the south, and 'WOODHOUSE' to the southeast. The Google logo and 'Map data ©2026 Google' are visible at the bottom.

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Front Ground

**HD6 3AH**  
 Internal - 1157ft<sup>2</sup>  
 External - 1356ft<sup>2</sup>  
 Overall - 21.23yd x 10.52yd

Lower Ground

**Bath**  
 5'11" x 15'2"

**Cellar**  
 8'6" x 18'1"

1st Floor

**Bed 1**  
 16'11" x 15'2"

**Bed 2**  
 9'0" x 9'2"

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

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

The figure consists of two side-by-side horizontal bar charts. The left chart is titled 'Energy Efficiency Rating' and the right chart is titled 'Environmental Impact (CO<sub>2</sub>) Rating'. Both charts compare the performance of buildings under the EU Directive 2002/91/EC across different energy classes, categorized by 'Current' and 'Potential' ratings.

**Energy Efficiency Rating**

| Energy Class                                          | Current Rating | Potential Rating |
|-------------------------------------------------------|----------------|------------------|
| Very energy efficient - lower running costs (92 plus) | A              | 85               |
| (81-91)                                               | B              |                  |
| (69-80)                                               | C              |                  |
| (55-68)                                               | D              | 60               |
| (39-54)                                               | E              |                  |
| (21-38)                                               | F              |                  |
| (1-30)                                                | G              |                  |

*Not energy efficient - higher running costs*

**Environmental Impact (CO<sub>2</sub>) Rating**

| Environmental Class                                                       | Current Rating | Potential Rating |
|---------------------------------------------------------------------------|----------------|------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) | A              |                  |
| (81-91)                                                                   | B              |                  |
| (69-80)                                                                   | C              |                  |
| (55-68)                                                                   | D              |                  |
| (39-54)                                                                   | E              |                  |
| (21-38)                                                                   | F              |                  |
| (1-30)                                                                    | G              |                  |

*Not environmentally friendly - higher CO<sub>2</sub> emissions*

Both charts include the EU Directive 2002/91/EC logo at the bottom.

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.