

# Peter David

# Properties Ltd

Residential Sales and Lettings

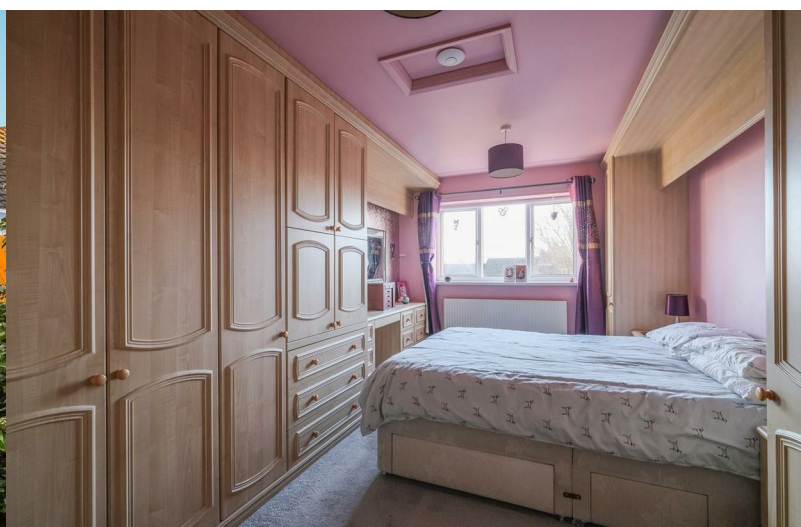


## 23 Ashlea Avenue

Brighouse, HD6 3SR

**£349,500**

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# 23 Ashlea Avenue

Woodhouse, Brighouse, HD6 3SR

£349,500



Spacious 5 Bedroom Family Home – 2 Bathrooms – No Upper Chain

Beautifully presented and offering spacious, versatile living throughout, this attractive five-bedroom, two-bathroom home is ideal for growing families, multi-generational living, or anyone seeking generous and flexible accommodation with the added benefit of no upper chain.

The property provides bright and airy living spaces with well-proportioned rooms throughout, creating a warm and welcoming atmosphere from the moment you step inside. The spacious layout offers flexibility for modern family life, including room for home working, entertaining, or additional recreational space.

At the heart of the home are the comfortable living and dining areas, perfectly suited for both everyday living and hosting family and friends. The kitchen and adjoining spaces offer practicality alongside excellent potential for modern family use.

Outside, the property benefits from attractive, easily maintained gardens, ideal for relaxing and entertaining without the upkeep often associated with larger outdoor spaces as well as a driveway and a garage. The home also enjoys excellent kerb appeal and convenient access to local amenities, schools, and transport links.

Additional benefits include:

- Five generous bedrooms
- Two bathrooms
- No upper chain
- Extension with new roof (2 years old)
- Easily maintained gardens
- Spacious and versatile layout
- Bright, well-maintained interiors
- Move-in ready condition

· Convenient location close to amenities and transport links

This is a much-loved home that has been carefully maintained and offers an excellent opportunity for buyers looking for space, flexibility, and a smooth move. Early viewing is highly recommended.

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

Entering from the front of the home, the entrance hallway features understairs storage and provides a welcoming space on arrival.

## Living Room

A large L-shaped living room overlooking the front aspect of the home with a gas fired feature fireplace as the focal point. The living room leads into the dining room.

## Dining Room

Overlooking the rear aspect of the home providing a second reception space with views over the rear garden and a great setting for eating meals with the family.

## Kitchen

An extended kitchen with ample workspace and storage space. White base and wall units create a modern feel and a breakfast bar provides added practicality. There is space for a washer and dryer, a built in oven, grill and hob, a built in fridge freezer and a dishwasher. With external access out onto the side of the home, the kitchen window overlooks the rear garden.

## Ground Floor Bedroom / Study

A ground floor bedroom which can also be used as a study, office or games room which overlooks the front of the home.

## Ground Floor Bathroom

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

## Bedroom One

A double bedroom to the rear aspect with fitted wardrobes providing ample storage space. Light grey carpet and a blush pink colour scheme presents well.

## Bedroom Two

A second double bedroom to the rear aspect with light grey carpet, neutral colour scheme and built in wardrobes.

### Bedroom Three

A double bedroom to the front aspect with red carpet and a split level floor adding a sense of drama to the space. Built in wardrobes add further practicality.

### Bedroom Four

A fourth double bedroom with light grey carpet and built in wardrobes with an outlook over the side of the home.

### Shower Room

tastefully tiled with a corner shower, hand basin, w/c and heated towel rail.

### Garage

Useful parking and storage space with an electrical power supply and light.

### External

The property is set back from the road behind a front lawn. A driveway extends down the side of the home leading to the detached garage at the rear. There is a private lawned garden to the rear of the home.

### Viewings

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

### Directions

For Satnav please use the postcode HD6 3SR

### 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



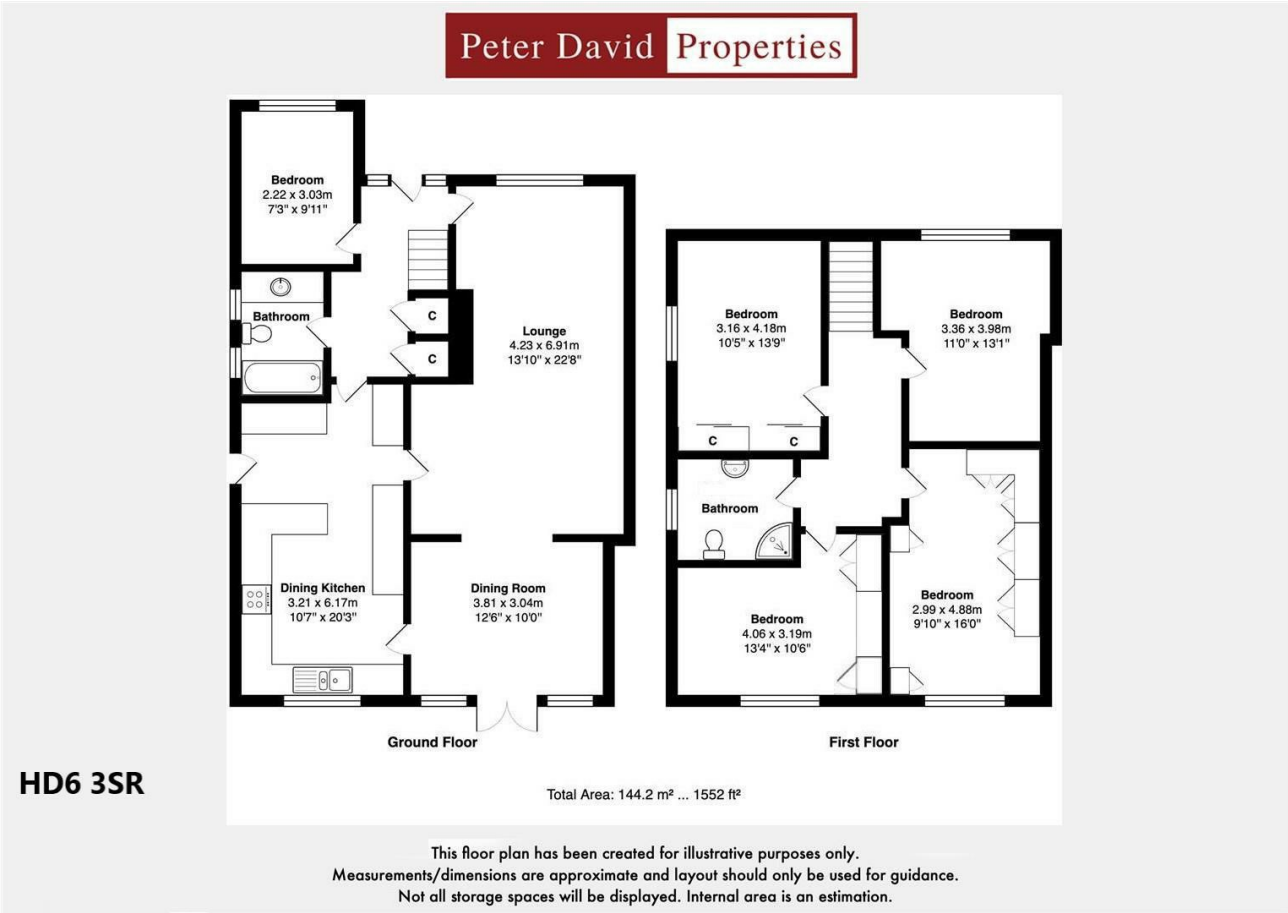
Hybrid Map



Terrain Map



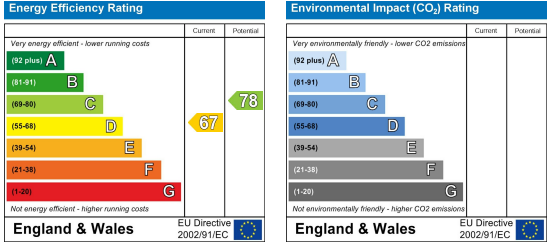
Floor Plan



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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