Peter David Properties Ltd

Residential Sales and Lettings

72 Elland Road

Brighouse, HD6 2QR

£165,000

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, Brighouse, HD6 2QR

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Nestled on Elland Road in the charming town of Brighouse, this delightful two-bedroom cottage offers a perfect blend of modern comfort and traditional character. Having been renovated throughout, the property boasts a contemporary feel while retaining its original features, making it a truly inviting home.

As you step inside, you are greeted by a warm and welcoming living room, complete with a wood-burning stove that creates a cosy atmosphere, especially during the colder months. The exposed wooden beams add to the cottage's charm, enhancing the overall aesthetic. The semi-open plan kitchen diner is ideal for both entertaining guests and enjoying family meals, providing a functional space that is both stylish and practical.

The property also features two well-sized bedrooms, each offering ample space and natural light, making them perfect for relaxation. The stunning bathroom suite is a highlight, designed with modern fixtures and finishes that elevate the overall appeal of the home.

Outside, the outdoor rear garden space provides a lovely area for al fresco dining or simply enjoying the fresh air. The location is particularly advantageous, as it is within walking distance of Brighouse town centre, where you will find a variety of amenities, shops, and delightful canal-side walks.

This cottage is a true gem, and viewing is highly recommended to fully appreciate all it has to offer. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs and exceed your expectations.

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

Providing access to the living room and upstairs. Tiled flooring, coat hooks and a radiator.

Living Room

A stunning Living Room overlooking the front of the property and valley beyond, with a wood burning stove as the focal point. Wooden beams add to the character and a wood laminate flooring is perfectly in keeping with the light and neutral colour scheme.

Kitchen Diner

An integral kitchen features a fridge, washing machine, oven and hob. Solid wood worktops are in keeping with the character of the home and there is plenty of storage space in the wall mounted cupboards. Tiled flooring adds a premium feel and the fully glazed rear door overlooks the garden / courtyard. A dining area in the corner adds practicality and there is access down to the cellar.

Master Bedroom

A large double bedroom overlooking the front of the property with views over the surrounding landscape. A walk in wardrobe adds practical space.

Bedroom Two

Overlooking the rear of the property, tastefully presented with a white neutral colour scheme and grey carpets, the second bedroom also has loft access.

Bathroom

A stylish Burlington bathroom suite with illuminating mirror, underfloor heating, bath tub and rainfall shower.

Cellar

Accessed from the kitchen providing valuable storage space.

External

There is a flagged rear courtyard which provides a great space to relax on sunny days and a storage shed adding practicality. The front of the home is accessed via a cobbled street set back from the main road which has space for parking.

Directions

For Satnav please use the postcode

Viewings

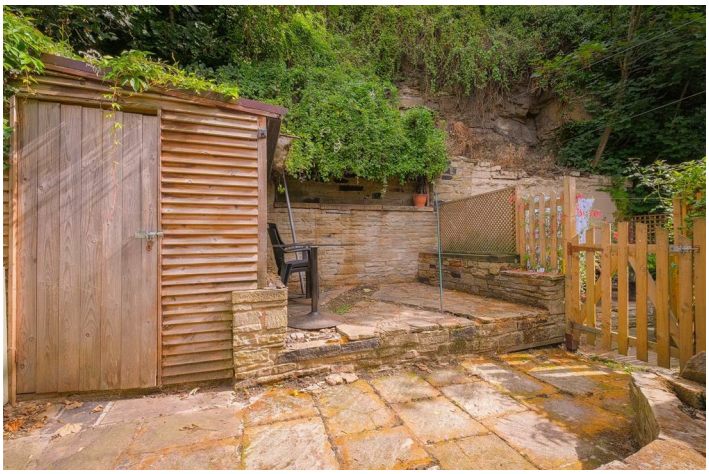
Viewings are strictly by appointment only. Please contact Peter David Properties.

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.
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.

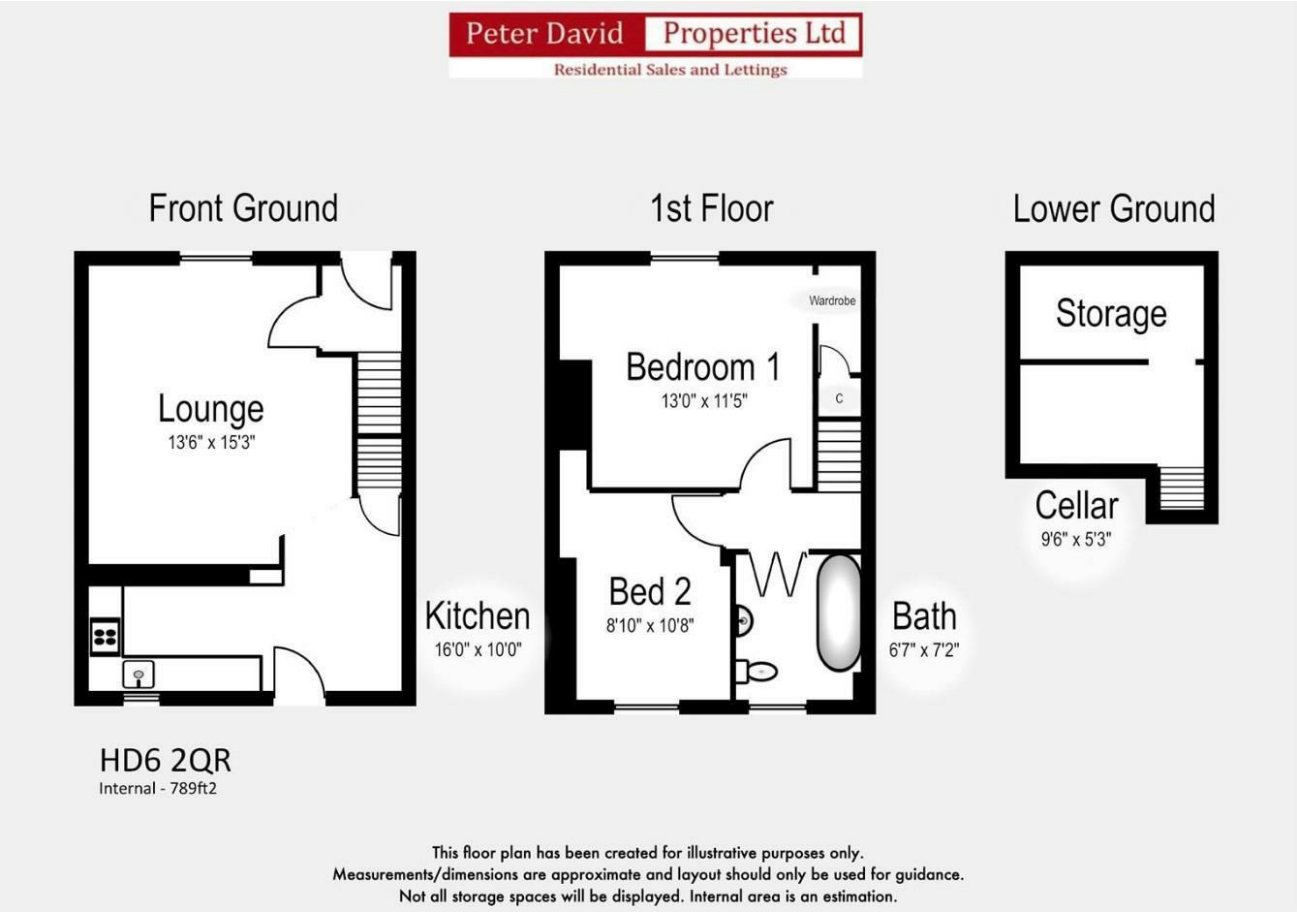


Road Map

Hybrid Map

Terrain Map

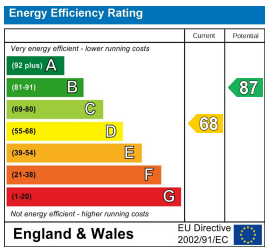
Floor Plan

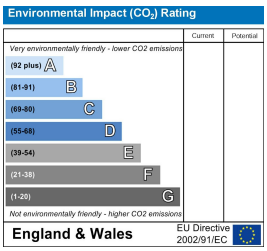


Viewing

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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