

Peter David

Properties Ltd

Residential Sales and Lettings



118 Bramston Street

Brighouse, HD6 3AQ

£175,000



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Situated on Bramston Street in the charming town of Brighouse, this delightful end-terrace house, built in 1881, has recently undergone a comprehensive renovation, presenting an exceptional opportunity for first-time buyers. With two well-proportioned bedrooms and a modern bathroom, this property is designed for comfortable living.

As you step inside, you will be greeted by a fresh and inviting atmosphere, thanks to the complete replastering and painting throughout. The new carpets and radiators add a touch of warmth and elegance, while the recently installed damp proof course and rewiring ensure peace of mind for years to come.

The heart of the home is undoubtedly the brand-new Wren kitchen, which boasts contemporary fittings and ample space for culinary creativity. The newly renovated bathroom offers a serene retreat, perfect for unwinding after a long day.

One of the standout features of this property is the fantastic garden space, providing a lovely outdoor retreat for relaxation or entertaining guests. Imagine enjoying sunny afternoons in your private garden, a rare find in urban settings.

Situated in a great location, this home benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking convenience and community. Having been cherished by the same family for over 50 years, no expense has been spared in the renovation, ensuring that this home is truly turn-key ready.

This property is a wonderful blend of character and modern living, making it a must-see for anyone looking to settle in Brighouse. Don't miss the chance to make this beautifully renovated house your new home.

Living Room

Overlooking the front aspect, this spacious living room has been freshly plastered and painted with new carpets. A feature fireplace with marble surround provides a n attractive focal point. Natural wooden doors perfectly

compliment the warm neutral colour scheme and original detailing including coving and a ceiling rose has been preserved. New sockets and switches bring the room perfectly up to date and there is a lovely view over the front garden and park beyond.

Kitchen

Situated to the rear of the home with a window overlooking the garden and an external door leading out to the patio. The kitchen has been fully renovated by Wren kitchens, with brand new cream base and wall units with soft closing doors and farm house style worktops providing ample work surface and storage space. An A rated AEG oven and four ring gas hob have been installed with an extractor fan along with a stainless steel sink and mixer tap. The kitchen also features a built in washing machine and Beko fridge freezer. Extra touches like the integrated spice racks show the level of detail and thought put into the kitchen's design.

Cellar

Ideal for additional storage space.

Landing

A staircase leads upstairs from the entrance hall up to the landing with double sockets should you wish to use the area as a small desk area or dressing space, decorated in keeping with the home, the landing provides access to the bedrooms, bathroom and loft space as well as housing the boiler which was installed in 2024.

Bedroom One

A double bedroom overlooking the front aspect with ceiling spotlights, four double sockets conveniently located around the room, and a walk in wardrobe. Tastefully presented in warm neutral shades with new wooden doors perfectly complimenting the space.

Bedroom Two

A double bedroom to the rear of the home with views over the garden. Two double sockets and ceiling spotlights bring the room perfectly up to date as do new carpets and a light colour scheme.

Bathroom

A new bathroom suite with a corner shower, bath tub, hand basin and w/c. The bathroom is tastefully tiled and features a traditional style heated towel rail and illuminating vanity mirror.

External

The home benefits from gardens to the front and rear with mature plants to the front, access from the back with a stone flagged patio and seating area and steps leading up to mature walled garden with a pathway leading to a seating area at the top which acts as a great sun trap. Mature plants, trees and flowers cultivated over the years, make this a wonderful space to relax outdoors.

Directions

For Satnav please use the postcode HD6 3AQ

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.

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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.

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