



## 51 Upper Green Lane

Brighouse, HD6 2PA

**£180,000**



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Offered to the market with NO UPWARD CHAIN is this two bedroom bungalow, RENOVATED TO A VERY HIGH STANDARD throughout. The property is located in the popular and SOUGHT AFTER LOCATION of Hove Edge, minutes from local amenities and the town centre of Brighouse. The property is also close to St Joseph's Catholic Primary School and The Dusty Miller Inn. Internally, the property comprises: an entrance porch, a kitchen, a lounge, two double bedrooms and a bathroom. Externally, the property has pleasant, tiered gardens but is ACCESSIBLE VIA A FLAT LEVEL FROM THE SIDE. This property is READY-TO-MOVE-INTO and modern throughout, with a new kitchen & bathroom, as well as a NEW BOILER & ELECTRICS. Book your viewing today!

\*\*This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. \*\*

## Entrance Porch

A useful porch providing access to the kitchen.

## Kitchen Diner

A modern and newly fitted kitchen with wall and base units, an inset stainless steel sink and drainer and an integral electric oven and accompanying hob. The kitchen has windows to the rear aspect.

## Living Room

A spacious living room with a bay-style window to the front aspect. Neutrally decorated.

## Bathroom

A modern bathroom featuring grey tiling and a chrome heated towel rail. With a three piece suite, comprising: a WC, a hand basin and a bath with a shower overhead. Window to the side aspect.

## Bedroom One

A double bedroom with a window to the front elevation.

## Bedroom Two

A second double bedroom with a window to the rear aspect.

## Exterior

The property benefits from gardens to the front and rear. To the front of the property there are steps providing access but there is a flat level access from the side (via Halifax Road).

## Viewings

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

## Directions

For Satnav please use the postcode HD6 2PA

## 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



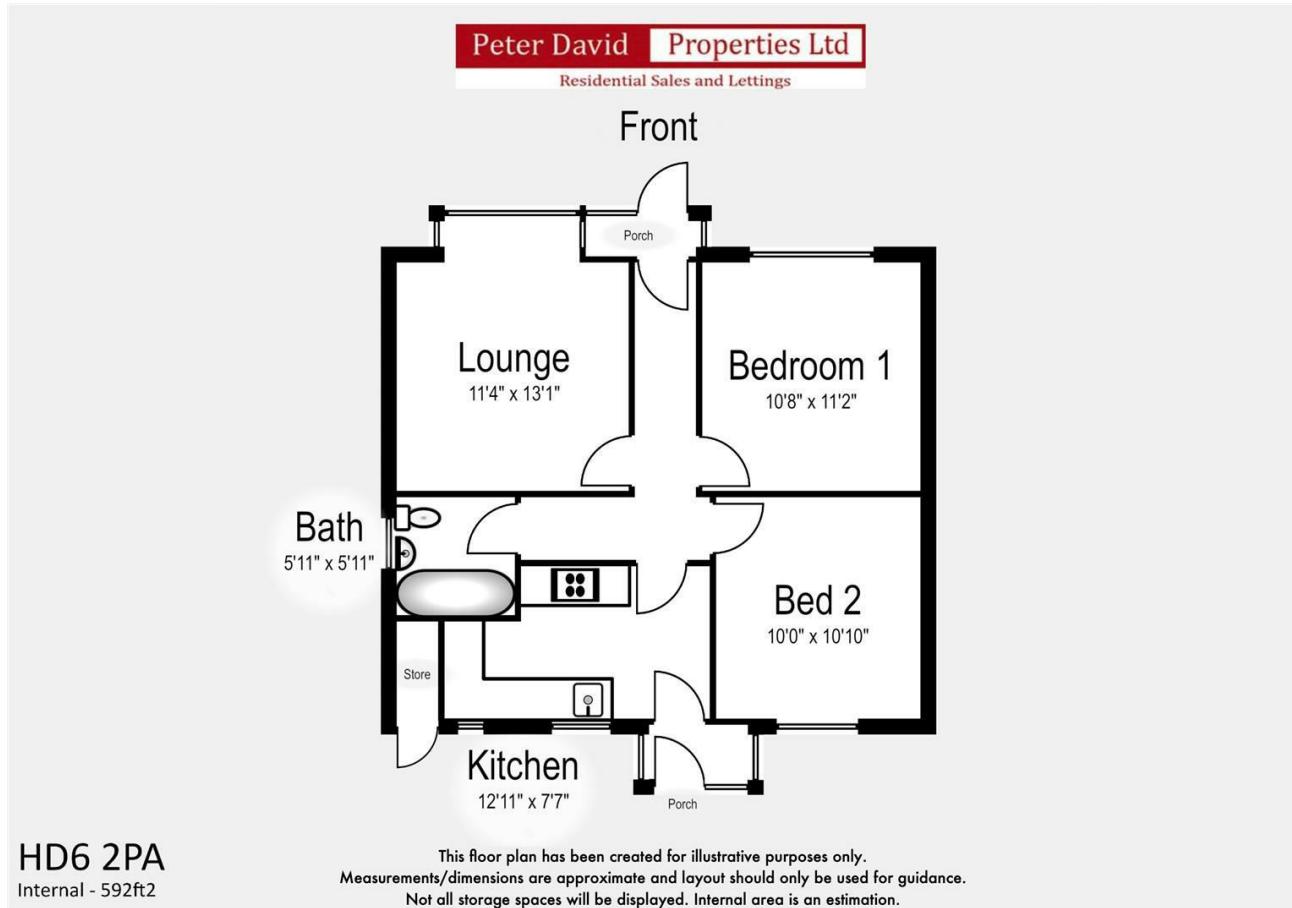
## Hybrid Map



## Terrain Map



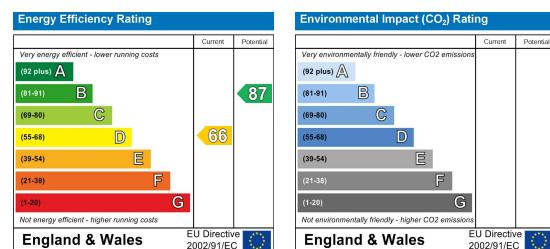
## Floor Plan



## 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



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.