Peter David Properties Ltd

Residential Sales and Lettings



54 Bolehill Park

Brighouse, HD6 2RS

£340,000

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54 Bolehill Park

Hove Edge, Brighouse, HD6 2RS

£340,000





Nestled in the desirable area of Bolehill Park, Hove Edge, Brighouse, this charming three-bedroom detached true bungalow offers a perfect blend of comfort and convenience. Set on a generous corner plot, the property boasts mature gardens that provide a tranquil outdoor space, ideal for relaxation or entertaining.

Upon entering, you will find a welcoming reception room that leads to a spacious conservatory, allowing natural light to flood the home while offering delightful views of the garden. The accommodation is thoughtfully designed, ensuring ample space for family living. The bungalow features three well-proportioned bedrooms, perfect for family or those seeking extra room for guests.

The property also includes a double garage, providing plenty of storage and parking for up to two vehicles. The driveway adds to the convenience, making it easy to come and go.

Situated in a quiet residential development, this home is close to local amenities, ensuring that everything you need is within easy reach. With no onward chain, this property is ready for you to move in and make it your own.

This bungalow is a rare find in a sought-after location, offering a peaceful lifestyle while still being connected to the vibrant community of Brighouse. Don't miss the opportunity to view this delightful home.

*** 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
A spacious entrance hall leading in to the front of the home with laminate flooring and two useful storage cupboards. The entrance hallway provides access to the living room, kitchen, bedrooms and bathroom

Living Room
Overlooking the front of the home with two windows allowing plenty f natural light, the warm yellow colour scheme provides a homely feel, and an electric fireplace acts as a focal point.

Dining Room
Open plan to the living room, the dining room leads onto the conservatory and has a serving hatch into the kitchen.

Kitchen
The kitchen overlooks the rear garden with wooden base and wall units providing ample worksurface and storage space. There is a stainless steel sink, an oven and hob, and space for a washing machine. A breakfast hatch leads into the dining room and there is also space for a table in the kitchen should you wish.

Conservatory
Overlooking the rear garden, the conservatory has window blinds, a ceiling fan and doors leading outside. With a central heating radiator as well as an electric heater and cooler, this room can be used all year round.

Bedroom One
A double bedroom with fitted wardrobes and views over the rear garden.

Bedroom Two
A double bedroom with views over the front gardens.

Bedroom Three
The third bedroom overlooks the front aspect with a yellow colour scheme.

Bathroom
Tastefully tiled with a walk in shower, hand basin, w/c and bidet, the shower room also features a heated towel rail.

Garage
A spacious double garage provides ample parking and storage space with up and over doors leading in from the double driveway.

External
The property is set within a generous corner plot with gardens to the front and rear. At the front is a lawn with a pathway leading to the front door. Landscaped gardens to the rear with a southerly facing aspect provide a perfect sun trap and feature a patio, mature lawns and border plants.

Directions
For Satnav please use the postcode HD6 2RS

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

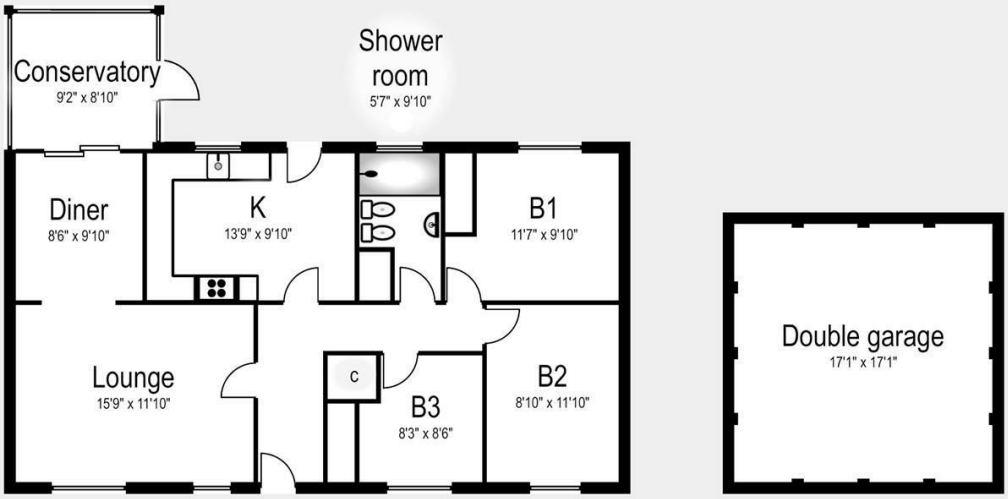


Terrain Map



Floor Plan

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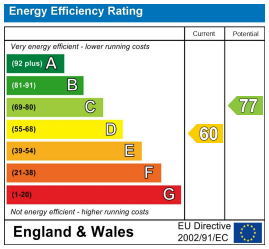
HD62RS
Internal - 1227ft2

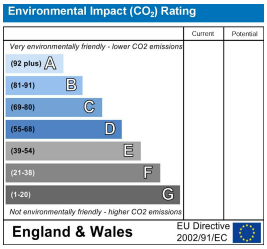
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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.