

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 4 Farfield Rise

Brighouse, HD6 4FG

Offers Over £396,500





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Bailiff Bridge, Brighouse, HD6 4FG

**Offers Over £396,500**



Welcome to Farfield Rise, Bailiff Bridge - a stunning property that offers the perfect blend of comfort and style. This detached house boasts five bedrooms, providing ample space for a growing family or those who love to entertain guests.

Situated in a popular residential location, this property is not only conveniently close to the M62 network for easy commuting but also offers plenty of parking with a driveway for two cars and a double garage.

The split-level spacious accommodation offers a versatile layout that can be tailored to suit your lifestyle. Briefly comprising: entrance hallway, kitchen diner, utility room, guest WC, dining room, living room, four double bedrooms (one with an en-suite), a single bedroom and a house bathroom. Externally the property further benefits from a front garden and an enclosed garden to the rear.

Being sold with the added benefit of 'No Upward Chain' don't miss out on the opportunity to make this house your home - contact us to arrange 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 Hallway**

Providing access to the ground floor accommodation and stair case to the first floor.

## **Kitchen Diner**

The open plan kitchen diner has matching wall and base units, tiled flooring and comprises: inset sink and drainer, gas hob, electric oven, space for a freestanding fridge freezer and plenty of space for a dining table. With dual aspect windows to the side and rear.

## **Utility Room**

The utility room has matching wall and base units, an inset stainless steel sink and drainer, space and plumbing for a washing machine and houses the boiler. With an external side door.

## **Guest WC**

Comprising: low level dual flush WC and pedestal sink. With a window to the front aspect.

## **Dining Room**

The dining room provides plenty of space to host a dinner party or could also be used as a playroom. Benefiting from a window to the rear aspect and French doors leading out into the garden.

## **Garage**

A double garage which provides additional storage space.

## **First Floor Landing**

A split level landing providing access to the first floor accommodation.

## **Living Room**

The spacious living room benefits from two Juliet balconies to the front elevation, allowing lots of natural light.

## **Bedroom Three**

A double bedroom with two windows to the rear elevation.

## **Bedroom Two**

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

## **Bedroom Five**

A good sized single bedroom currently being used as a home office.

## **House Bathroom**

The fully tiled house bathroom comprises: a free standing bath with a handheld shower fitment, low level dual flush WC, pedestal sink, chrome heated towel rail and extractor fan. With a window to the side elevation.

## **Second Floor Landing**

Providing access to the second floor and benefiting from useful storage cupboard.

## **Bedroom One**

A very spacious bedroom which can accommodate plenty of

furniture and with an en-suite. Benefiting from built in wardrobes/drawer unit and matching bedside tables. With a large window to the front elevation.

### En-Suite

The fully tiled en-suite comprises: shower cubicle, wash basin encased within a vanity unit, low level dual flush WC, a heated towel rail and an illuminated mirror.

### Bedroom Four

A fourth double bedroom with a large window to the rear aspect.

### Loft

Two lofts with individual loft hatches provide plenty of additional storage space.

### External

To the front of the property is a lawn and to the rear is an enclosed split level lawned garden with a decking area, a Yorkshire stone patio and rockery. With external tap, electric points and security lighting.

### Viewings

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

### Directions

For Satnav please use the postcode HD6 4FG

### 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

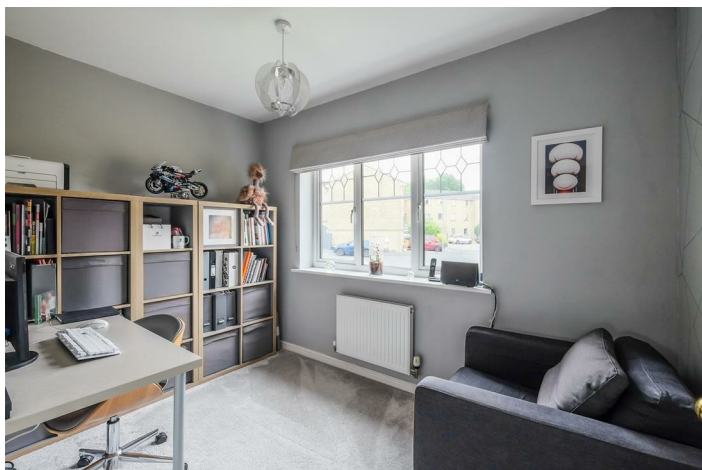
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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.

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.

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Road Map



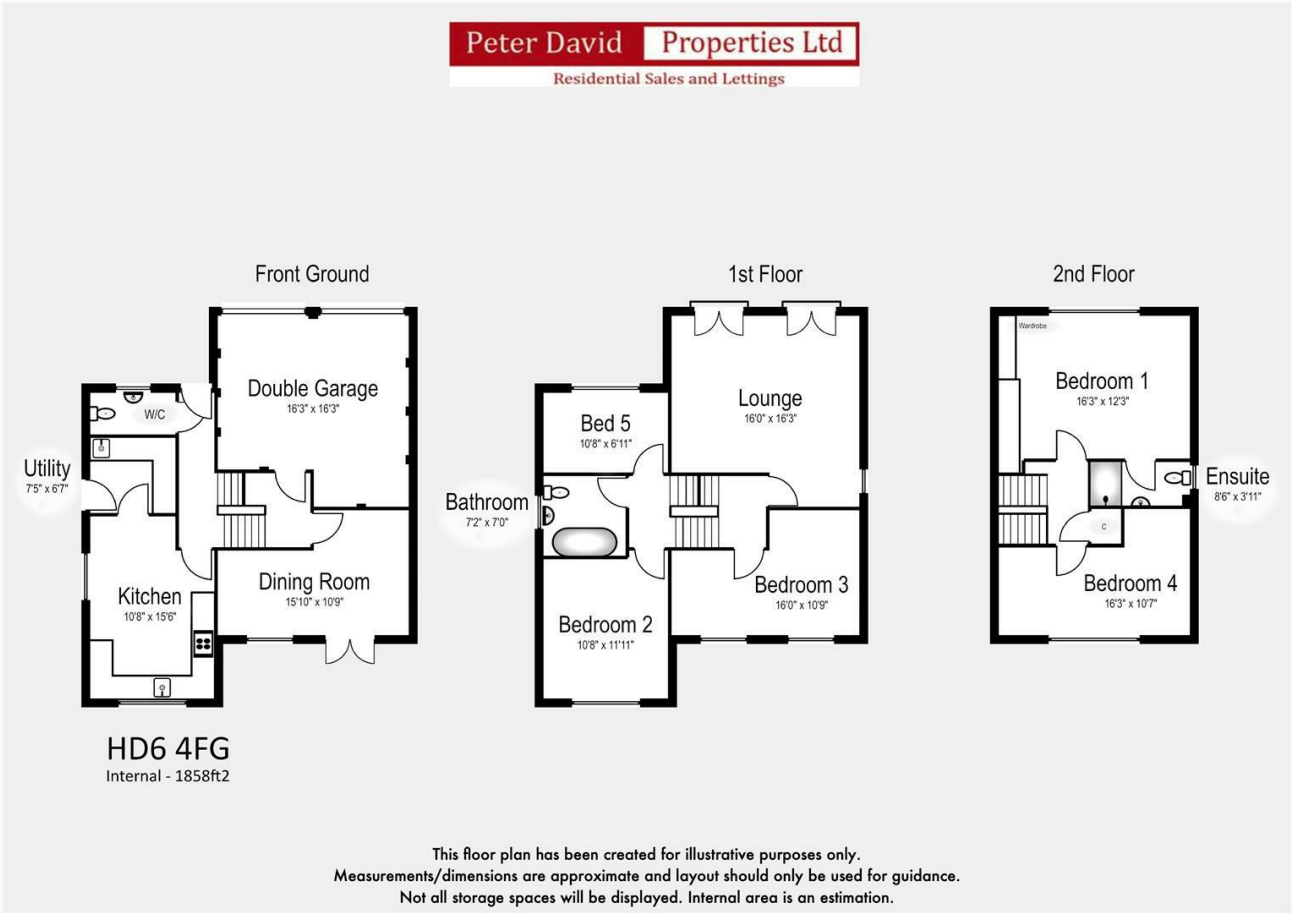
Hybrid Map



Terrain Map



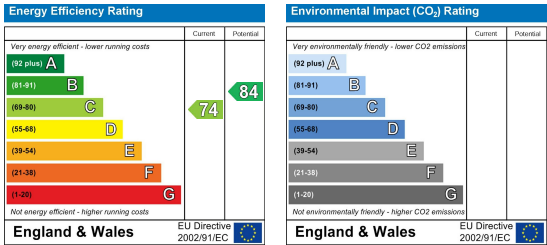
Floor Plan



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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