

Peter David

Properties Ltd

Residential Sales and Lettings



2 Rogerson Square

Brighouse, HD6 1TJ

£145,000



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, Brighouse, HD6 1TJ

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Entrance Hall

Leading in from the front of the home the entrance leads into the living room and upstairs to the first floor.

Living Room

A well proportioned living room overlooking the front of the home with a white colour scheme and grey carpet. A feature fireplace acts as a focal point with a stone surround and electric fireplace.

Kitchen Diner

The kitchen diner overlooks the side of the home with white base and wall units providing ample storage space. With a built in fridge freezer, oven, hob and extractor, and a stainless steel sink and drainer, the kitchen provides a great space for preparing meals. Tiled floors and grey tiled splashbacks compliment the space and the dining area is well placed in front of the window.

Bedroom One

A well sized double bedroom with panelling to one wall and ample space for bedroom furniture. A white colour scheme with grey carpets continues the tastful colour scheme throughout the home.

Bedroom Two

A double bedroom to the side of the home with a white and grey colour scheme and space for bedroom furniture.

Bathroom

A new bathroom suite with a bath tub and shower, hand basin with storage cabinet and w/c as well as a heated towel rail.

External

The property has a pathway at the side of the home leading to a garden space at the rear.

Directions

For Satnav please use the postcode HD6 1TJ

Viewings

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

Mortgages

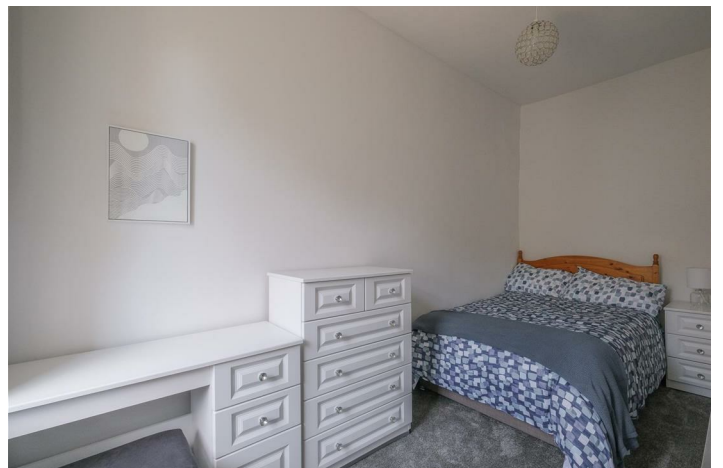
We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

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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Lounge
13'11" x 15'9"

Cellar
16'5" x 10'9"

Bath
5'11" x 4'11"

HD64TJ
Internal - 807ft²

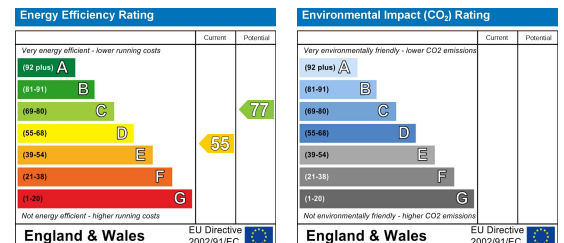
K
15'11" x 8'7"

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.