Peter David Properties Ltd

Residential Sales and Lettings



38 Prospect Way

Brighouse, HD6 4FF

Offers Over £385,000

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Bailiff Bridge, Brighouse, HD6 4FF

Offers Over £385,000







Welcome to this splendid four-bedroom detached house situated on Prospect Way in the charming town of Brighouse. This property is nestled within a sought-after residential development, making it an ideal choice for families seeking a welcoming community atmosphere.

As you step inside, you will be greeted by a well-presented interior that boasts high-quality fixtures and fittings throughout. The heart of the home is undoubtedly the spacious open kitchen diner, which offers a delightful view of the garden, creating a perfect space for family gatherings and entertaining guests. The natural light that floods this area enhances the inviting ambiance, making it a truly enjoyable place to spend time.

The property also features a garage, a well-maintained garden, and a driveway, providing ample space for parking and outdoor activities. The garden is a lovely extension of the home, offering a private retreat for relaxation or play.

The home has been well maintained with all fascia's and soffits replaced and rain water pipes and gutters within the last couple of years and also benefits from a CCTV system being installed.

In addition to its appealing features, this home is ideally located close to local schools and amenities, ensuring that everything you need is within easy reach. Whether you are looking for shops, parks, or educational facilities, you will find them conveniently nearby.

This four-bedroom detached house on Prospect Way is a wonderful opportunity for those seeking a spacious and well-appointed family home in a desirable location. Do not miss the chance to make this delightful property your own.

Entrance Hallway

Leading in from the front of the home, the hallway features oak wood flooring which leads on into the kitchen. There is built in understairs storage and access to the w/c.

W/C

With a w/c and hand basin, the downstairs w/c is perfect for modern family life. With white tiling and a blue colour scheme.

Living Room

Overlooking the front of the home, this cozy living room has a light and neutral colour scheme and features a wall mounted television plug and socket.

Kitchen Diner

A spacious kitchen diner overlooking the rear aspect with French doors opening onto the garden with electrically operated blinds installed. Oak wood flooring perfectly compliments the dark wooden units and wooden worktops. With a built in double oven and hob, microwave, dishwasher, washing machine an undercounter fridge and freezer as well as a built in bin. Metal sockets with USB ports in key locations add further practicality With ample worksurface and storage space this space is ideal for relaxing and entertaining and cooking for family and friends.

Bedroom One

A double berdoom overlooking the rear garden with built in wardrobes, a grey colour scheme and beige carpet as well as access to the en-suite.

En-Suite

With a shower, hand basin and w/c, the en-suite continues the grey colour scheme.

Bedroom Two

A well sized double bedroom to the front aspect with built in wardrobes and a blue colour scheme.

Bedroom Three

A double room to the rear of the home with a green colour scheme and built in wardrobes.

Bedroom Four

To the front aspect with a light green colour scheme, this double bedroom is currently set up as a nursery.

Bathroom

Tastefully tiled with built in storage space, a bath tub, over bath shower, hand basin and w/c.

Garage
Ideal for parking and storage, the garage features a sink and is ideal for additional utility space.

External
The property is set back behind a driveway and low maintenance gravelled garden. The rear as an enclosed garden with a large patio, decked terrace and a lawned garden.

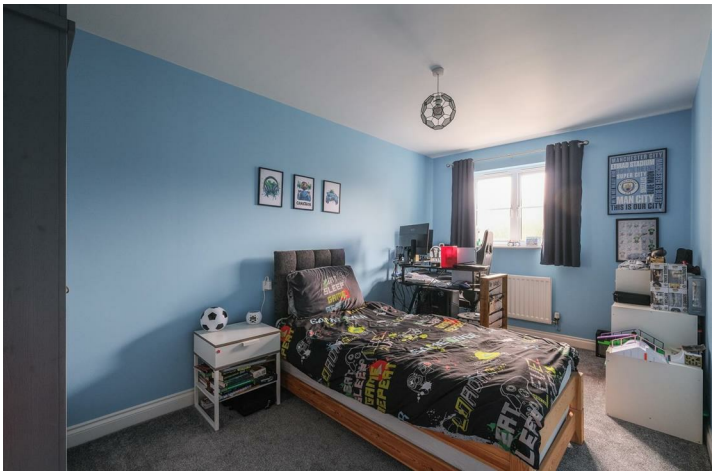
Directions
For Satnav please use the postcode HD6 4FF

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.

PLEASE NOTE
1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 + VAT (£30 total) per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
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



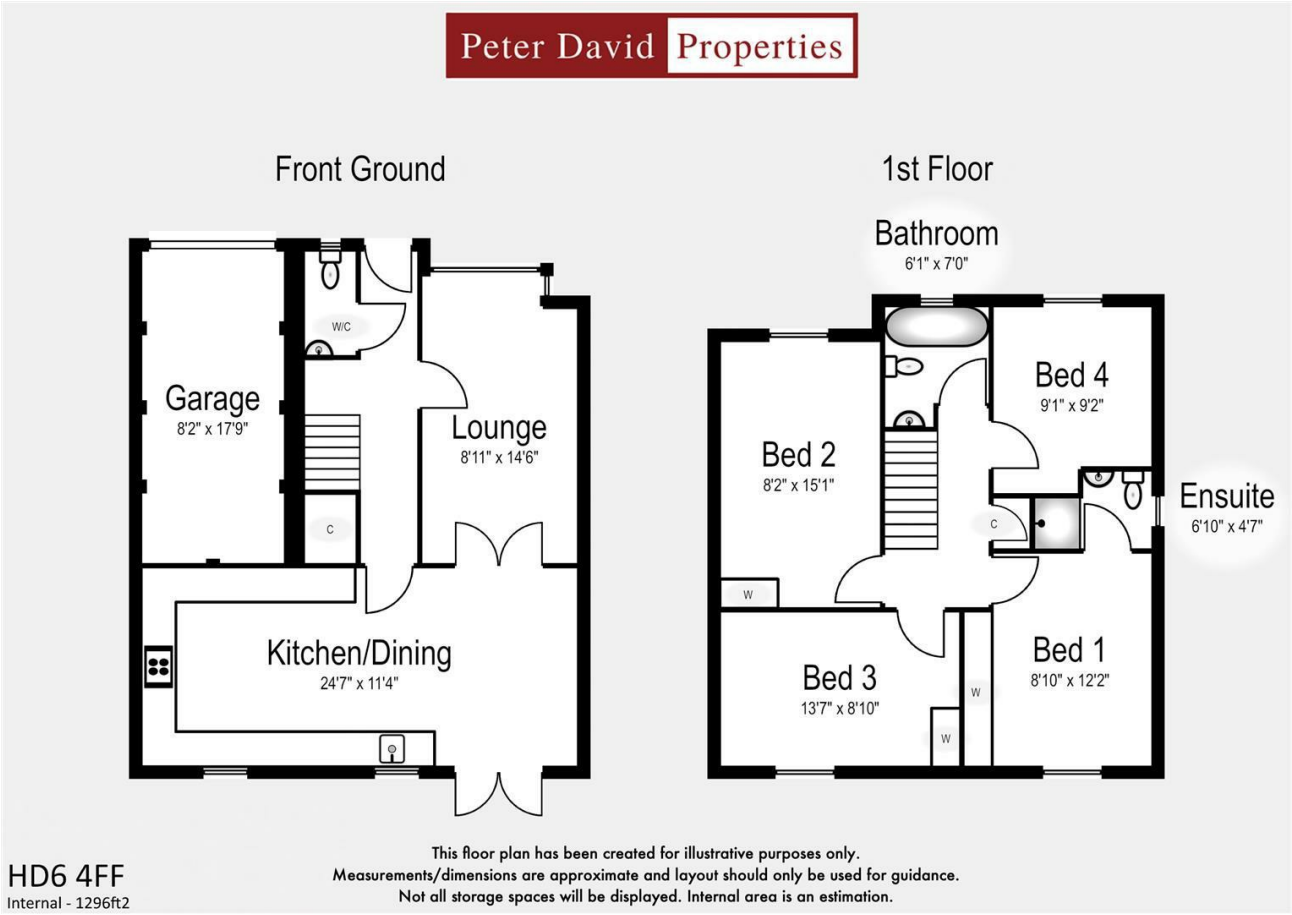
Hybrid Map



Terrain Map



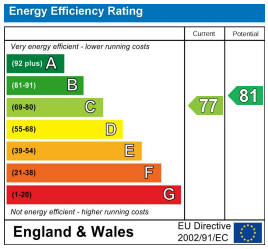
Floor Plan

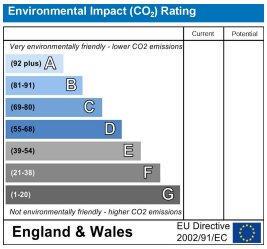


Viewing

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.