

Peter David

Properties Ltd

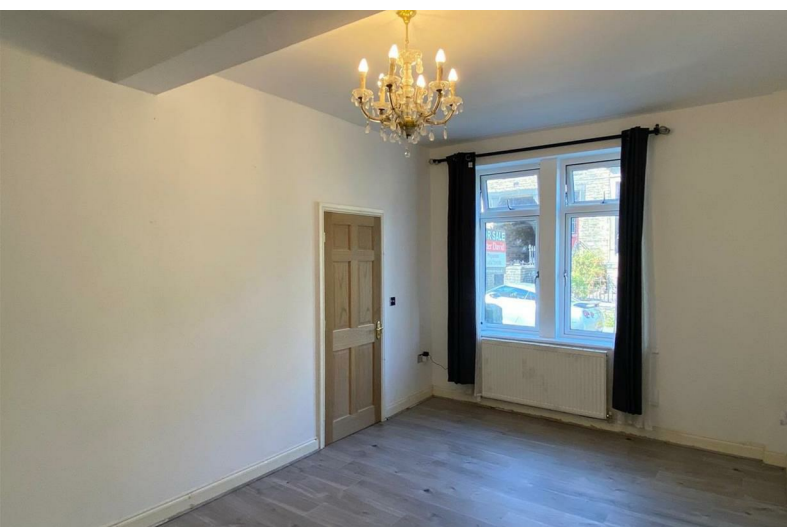
Residential Sales and Lettings



5 High Street

Brighouse, HD6 1DE

£295,000



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Situated on High Street in Brighouse, this impressive terraced house presents a unique opportunity for both investors and multi-generational families. The property has been thoughtfully divided into two distinct dwellings, featuring a spacious four-bedroom house above and a charming one-bedroom apartment below.

Upon entering, you are greeted by well-presented interiors that boast generous room sizes, ensuring ample space for comfortable living. A spacious reception room and open kitchen diner make this home ideal for family gatherings or hosting friends.

The property also benefits from two well-appointed bathrooms in the main home as well as an additional bathroom in the apartment, catering to the needs of larger families or guests. Outside, the low-maintenance outdoor space is a delightful feature, complete with an outbuilding and a south-facing aspect that invites plenty of natural light.

Situated just a short stroll from Brighouse town centre, residents will enjoy easy access to a variety of shops, transport links, and local amenities, enhancing the convenience of daily life. This property not only offers spacious accommodation but also represents a fantastic investment opportunity, promising additional cash flow in a prime location. Whether you are looking to expand your property portfolio or seeking a home that accommodates extended family living, this terraced house is certainly worth considering.

Entrance Hallway

A spacious entrance hallway leading in from the front of the home providing access to the living room and kitchen diner as well as upstairs to the first floor accommodation.

Living Room

A well sized living space overlooking the front of the home with a light and neutral colour scheme and laminate flooring.

Kitchen Diner

To the rear of the home, the spacious kitchen diner opens

onto the rear garden with French doors leading out and allowing plenty of natural light into the space. Ceiling spotlights further brighten the space and there is an oven, hob, sink and drainer, space for a washing machine and fridge freezer.

Bedroom One

The main bedroom is on the second floor with views over the Brighouse landscape. A well sized double bedroom with plenty of natural light entering through multiple windows.

Bedroom Two

A second double bedroom to the second floor with wooden panelling and light brown carpet.

Shower Room

A shower room on the second floor with a w/c and hand basin with white tiling.

Bedroom Three

A double bedroom on the first floor overlooking the front aspect of the home.

Bedroom Four

A first floor double bedroom with views over the rear aspect.

Bathroom

A first floor bathroom with bath tub, over bath shower, hand basin and w/c with a part tiled finish.

External

There is a low maintenance paved rear garden with a south facing aspect and a useful stone built outbuilding with secure door. To the front of the home is an entrance gate and stairs leading down to the apartment.

Lower Ground Floor Apartment

The lower ground floor apartment is accessed down stone steps from the front of the home. With a spacious reception room, double bedroom and bathroom, there is a flexible layout on offer. Set up with separate council tax (Band- A) and utilities, this space could be used for a variety of purposes. We have not included photos of the apartment for advertising purposes so please contact us to arrange a viewing or for further details.

Directions

For Satnav please use the postcode HD6 1DE

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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Bedroom

Living/Kitchen area

Bathroom

Lower Ground Floor

Kitchen/Dining Room

Living Room

Hall

Ground Floor

Bedroom 4

Bedroom 3

Bathroom

Landing

First Floor

Bedroom 1

Bedroom 2

Shower Room

Landing

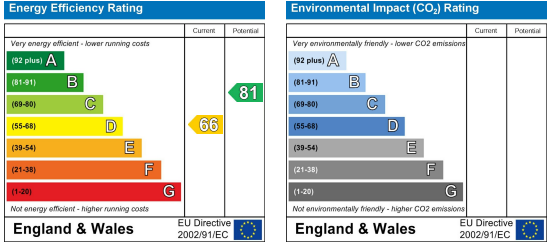
Second Floor

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



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