

Peter David

Properties Ltd

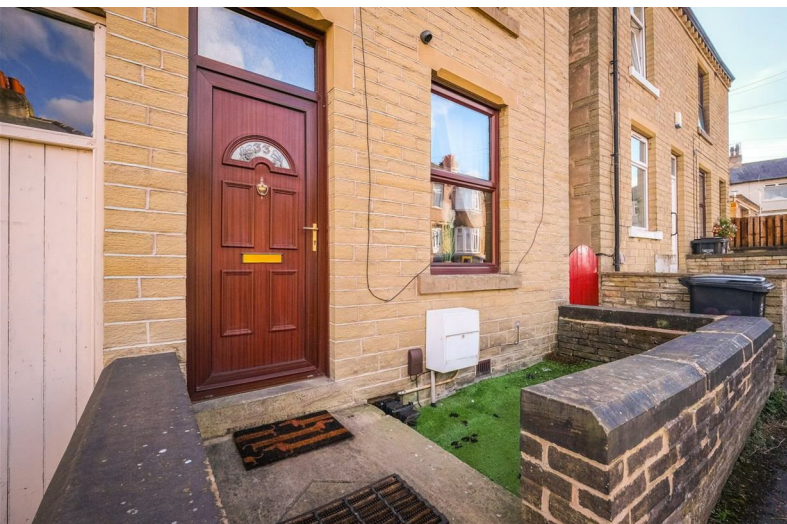
Residential Sales and Lettings



## 33 James Street

Brighouse, HD6 4BE

£155,000



# 33 James Street

, Brighouse, HD6 4BE

**£155,000**



Nestled on James Street in Brighouse, this deceptively spacious two-bedroom house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property is ideally situated within close proximity to local schools, shops, and various amenities, making it a convenient choice for families and professionals alike.

Upon entering, you will find the home is well presented throughout, featuring tasteful colour schemes that create a warm and inviting atmosphere. The layout is thoughtfully designed to maximise space, ensuring that each room feels both functional and welcoming.

The property boasts a low maintenance south-facing garden, perfect for enjoying the sunshine during the warmer months. This outdoor space offers a delightful retreat for relaxation or entertaining guests. Additionally, the house includes a cellar, providing ample storage space for your belongings, which is always a valuable asset in any home.

We highly recommend viewing this property to fully appreciate the charm and practicality it has to offer. With its ideal location and well-maintained interiors, this home is sure to attract interest. Don't miss the chance to make it your own.

**\*\*This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. \*\***

## **Living Room**

A spacious living room overlooking the front of the

home which has grey carpet and a warm yellow colour scheme providing a homely environment. A gas fireplace provides the focal point and the room leads on into the kitchen.

## **Kitchen Diner**

The kitchen is fitted with white wall and base units, with contrasting worktops and tiled splashbacks. With a sink and drainer, cooker and gas hob; as well as a breakfast bar for two, providing space to dine. There is a window to the rear aspect and a door providing access to south facing the rear garden.

## **Cellar**

Accessed via the kitchen, is a good sized dry cellar, with electric supply, plumbing for washer and dryer and useful storage space.

## **Bedroom One**

A tastefully presented double bedroom, with fitted wardrobes providing plenty of storage space and a Mediterranean colour scheme which provides warmth and charm. The room benefits from two windows to the front elevation.

## **Bedroom Two**

A second bedroom which overlooks the rear aspect of the home.

## **Bathroom**

Comprising: a WC, hand basin, bath with tiled splashbacks, shower cubicle with glass sliding doors and a chrome heated towel rail.

## **External**

The property benefits from a low maintenance south-facing rear garden which has a patio.

## Directions

For Satnav please use the postcode HD6 4BE

## 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



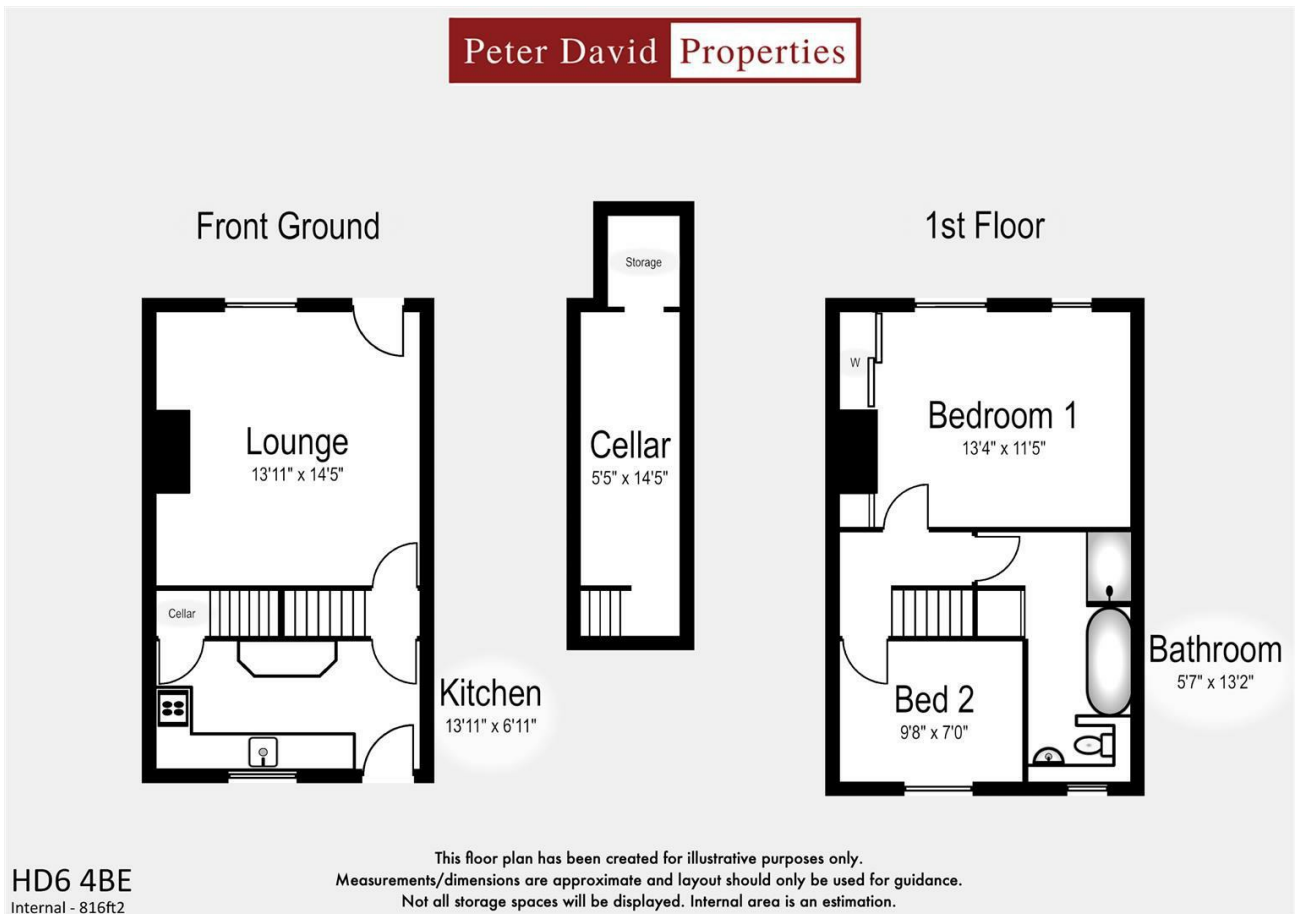
## Hybrid Map



## Terrain Map



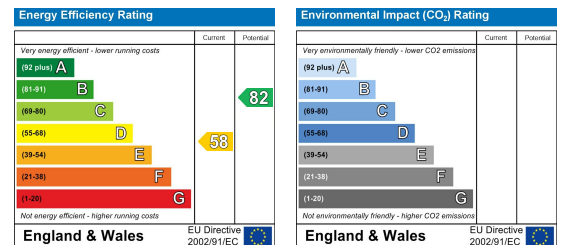
## Floor Plan



## 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.