Peter David Properties Ltd

Residential Sales and Lettings



12 Imperial Close

Brighouse, HD6 4DF

Offers Over £400,000

5 3 3 C





12 Imperial Close

Bailiff Bridge, Brighouse, HD6 4DF

Offers Over £400,000





Nestled in the popular residential location of Imperial Close in Bailiff Bridge, this five bedroom detached property is a true gem waiting to be discovered. Boasting ample living space for a family, entertaining guests or simply unwinding after a long day.

This beautifully presented home briefly comprises: an entrance hallway, living room, dining room, kitchen, orangery, utility room, ground floor WC, landing, three double bedrooms, a single bedroom and a house bathroom. On the second floor is a large double bedroom with an en-suite bathroom. Externally the property benefits from a driveway, integral garage and a beautiful garden.

The property is conveniently located in Bailiff Bridge, within walking distance of local amenities and just a short distance from Brighouse town centre. Situated within easy reach of the A58 and the M62 motorway network meaning that the neighbouring towns of Halifax, Huddersfield and Bradford, as well as the cities of Leeds and Manchester, are easily accessible.

Don't miss the opportunity to make this house your home and experience the epitome of comfortable and stylish living - contact the office today to arrange your viewing!

Entrance Hallway
External composite door leading into the entrance hall which provides access to the ground floor living accommodation and the staircase to the first floor.

Living Room
The light and airy living room has a focal feature fire with a marble effect hearth and surround. With a window to the front aspect.

Kitchen
The kitchen has matching wall and base units with a wood effect work top, breakfast bar and tiled flooring. Comprising: inset stainless steel sink and drainer, gas hob, electric oven, extractor fan and space for a freestanding fridge freezer. With a window overlooking the garden.
The kitchen provides access to the utility room and WC.

Utility Room
The utility room has a worktop and base units to match the kitchen with space and plumbing for a washing machine. With a window to the side aspect and an external composite door.The utility room also houses the boiler and there is access to the ground floor WC through the utility room.

Ground Floor WC
Comprising: WC and wash basin. With an obscured window to the side aspect.

Dining Room
The dining room is open to the living room and leads into the orangery.

Orangery
The orangery has a windows to one side, an apex roof and bi-fold doors which lead out onto the patio in the garden.

Landing
Providing access to the first floor accommodation and the staircase to the second floor accommodation.

Bedroom Two
A double bedroom with a window to the rear elevation.

Bedroom Three
A double bedroom with a useful build in storage cupboard and a window to the rear elevation

Bedroom Four
Another double bedroom with a window to the front elevation.

Bedroom Five
A good sized single bedroom with a window to the front elevation.

House Bathroom
The partially tiled house bathroom comprises: a bath with a shower over, a wash basin, matching vanity units and a WC. With an extractor fan and a window to the side elevation.

Bedroom One
A large double bedroom with Velux windows and an en-suite bathroom.

En-suite
The ensuite bathroom comprises: a bath, a shower cubicle, pedestal sink and a WC. With an extractor fan and Velux windows.

External
Externally the property benefits from a driveway and a garage. To the rear is an enclosed garden which is a perfect retreat for outdoor relaxation or al fresco dining, adding a touch of tranquillity to this already stunning property.

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

Directions
For Satnav please use the postcode HD6 4DF>

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

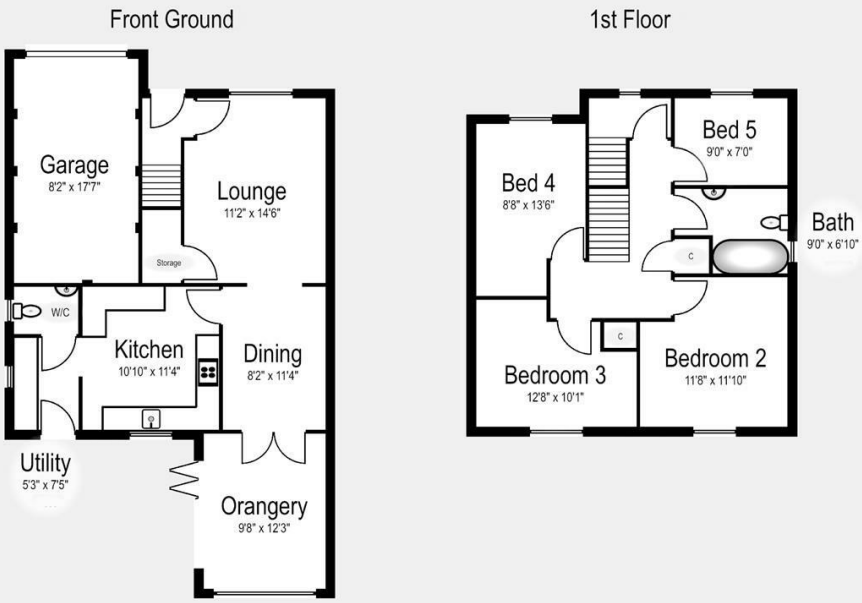


Terrain Map



Floor Plan

Peter David Properties Ltd
Residential Sales and Lettings



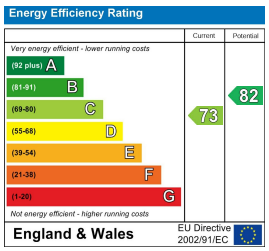
HD6 4DF
Internal - 1715ft2

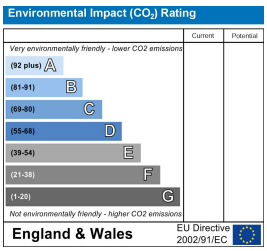
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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.