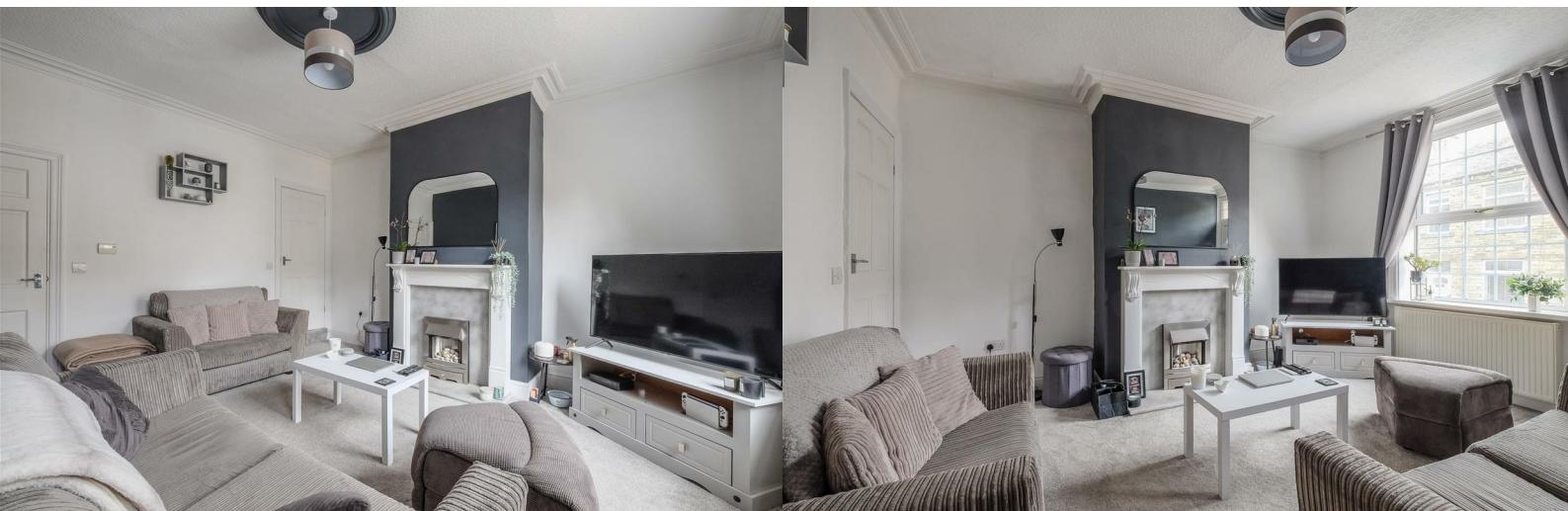




### 22 Stanley Street

Brighouse, HD6 1SX

**£150,000**



# 22 Stanley Street

Waring Green, Brighouse, HD6 1SX

**£150,000**



Nestled on the charming Stanley Street in Brighouse, this beautifully presented two-bedroom terraced home is a delightful find for those seeking a blend of modern living and character. The property boasts two well-sized bedrooms, each thoughtfully decorated to create a warm and inviting atmosphere. The interior has been tastefully updated, ensuring a contemporary feel while still retaining some of its original character features, which add a unique charm to the home.

The location is particularly advantageous, situated just a short walk from Brighouse town centre. Here, you will find a variety of supermarkets, shops, and excellent transport links, making daily errands and commuting a breeze. Additionally, the property is conveniently close to local schools, making it an ideal choice for families.

This home is not only a comfortable living space but also a perfect opportunity for those looking to settle in a vibrant community. We highly recommend viewing this property to fully appreciate its appeal and potential. Don't miss out on the chance to make this lovely terraced house your new home.

\*\*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 well sized living room overlooking the front of the home with light grey carpet and a tastefully finished grey and navy colour scheme. Decorative coving and a feature gas fireplace provide points of interest.

## Kitchen

With white base and wall units and grey worktops, the kitchen has ample storage space. Overlooking the back garden with an external door to the rear, there is a stainless steel sink, oven and room for a washing machine. Grey tiling and white walls bring the room perfectly up to date and there is space for a dining table.

## Cellar

Providing useful storage space, the cellar is accessed down a set of stairs between the kitchen and the living room.

## Bedroom One

A double bedroom overlooking the front of the home with a decorative original fireplace adding traditional charm. The room is beautifully presented in contrasting white and warm earthy tones and features ceiling spotlights and plenty of storage space.

## Bedroom Two

A double bedroom to the rear of the property with ceiling spotlights, a purple feature wall and a light grey carpet.

## Bathroom

With a bath tub, sink and w/c, the bathroom is part tiled and is deceptively spacious providing practical storage space.

## External

With a low maintenance flagged rear garden with brick walls and an outbuilding for further storage..

## Directions

For Satnav please use the postcode HD6 1SX

## 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



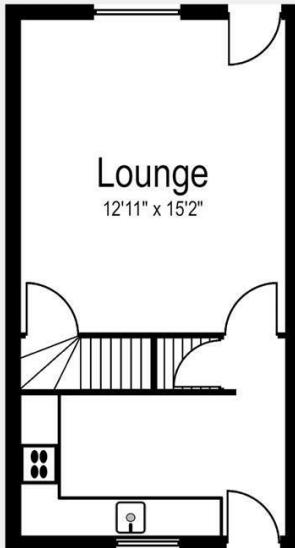
## Terrain Map



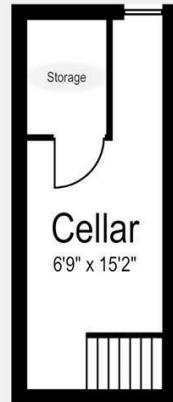
## Floor Plan

Peter David Properties

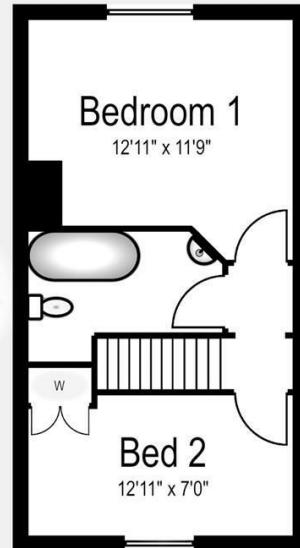
Front Ground



Lower Ground



1st Floor



HD6 1SX

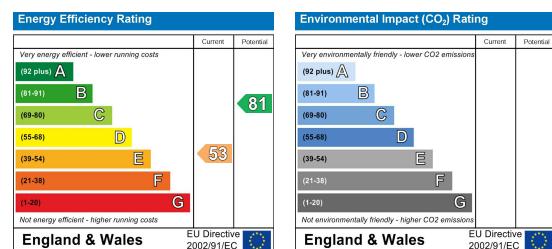
Internal - 760ft<sup>2</sup>

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.