

Peter David

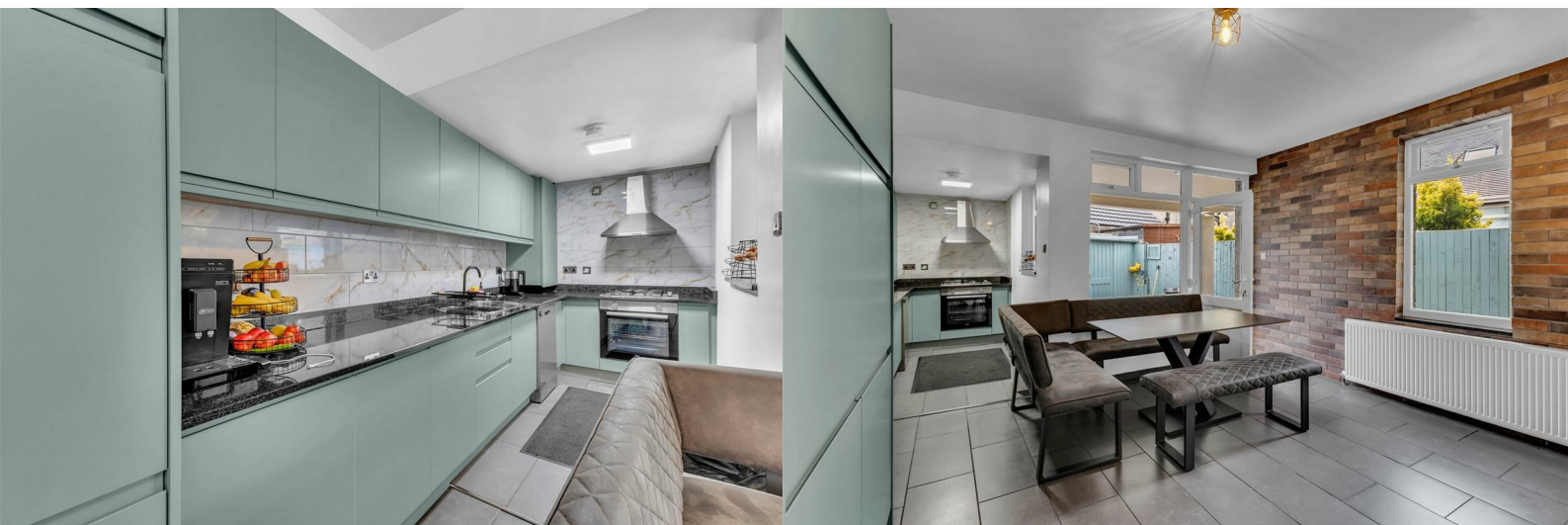
Properties Ltd

Residential Sales and Lettings



Maurice Avenue,

£350,000





This extended semi-detached family home offers modern, ready-to-move-into accommodation in a highly sought-after residential location, close to excellent local amenities, well-regarded schools and transport links.

The property is entered via an entrance porch, providing a welcoming introduction to the home and useful additional storage space. Inside, the accommodation briefly comprises a spacious lounge, a modern dining kitchen ideal for family living and entertaining, well-proportioned living spaces throughout.

To the first floor are three double bedrooms, offering excellent flexibility for growing families, home working or guest accommodation. A separate WC and a stylish house bathroom provide added convenience.

Externally, the property benefits from off-road parking to the front, while to the rear is a private enclosed garden featuring a tiled patio area, creating an ideal space for outdoor dining, entertaining and relaxation.

Ideally positioned within easy reach of local amenities, the property is close to popular schools including Brighouse High School and St Andrew's Infant School. Brighouse town centre is easily accessible, offering a range of shops, restaurants and leisure facilities, whilst excellent links to the M62 motorway network make commuting to Leeds, Manchester and surrounding areas straightforward.

Early viewing is highly recommended to fully appreciate the space, presentation and convenient location this superb family home has to offer.

- EXTENDED SEMI-DETACHED HOME
- MODERN & READY TO MOVE INTO
- THREE DOUBLE BEDROOMS
- SPACIOUS LOUNGE & DINING KITCHEN
- OFF-ROAD PARKING & ENCLOSED GARDEN
- CLOSE TO SCHOOLS, BRIGHOUSE & M62 LINKS
- EPC RATING - D
- COUNCIL TAX BAND - B

Accommodation

Entrance porch

4'0" x 5'0" (1.22 x 1.54)

Lounge

19'8" x 22'6" (6.01 x 6.88)

Dining Kitchen

22'5" x 14'0" (6.84 x 4.28)

First floor

Bedroom one

11'10" x 14'0" (3.61 x 4.29)

Bedroom two

9'11" x 14'1" (3.04 x 4.30)

Bedroom three

9'11" x 12'0" (3.03 x 3.66)

Bathroom

8'1" x 7'6" (2.48 x 2.31)

WC

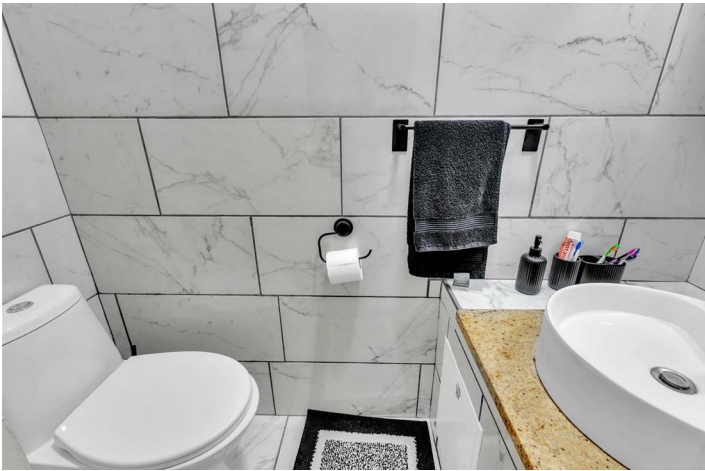
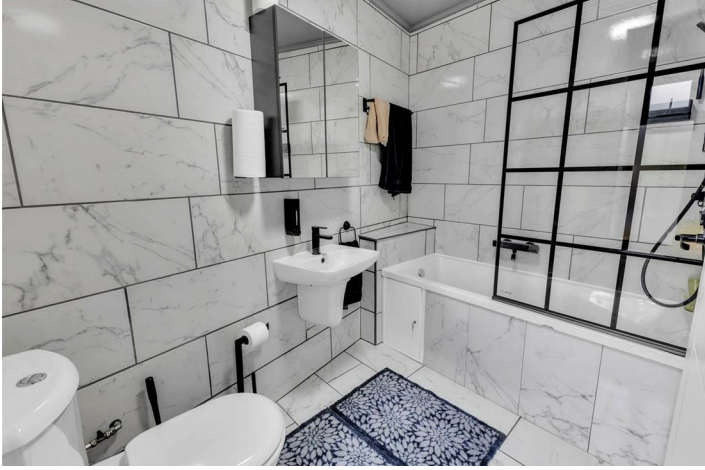
2'6" x 6'9" (0.77 x 2.07)

Directions

Please use post code HD6 2ER for sat nav directions.

PLEASE NOTE

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



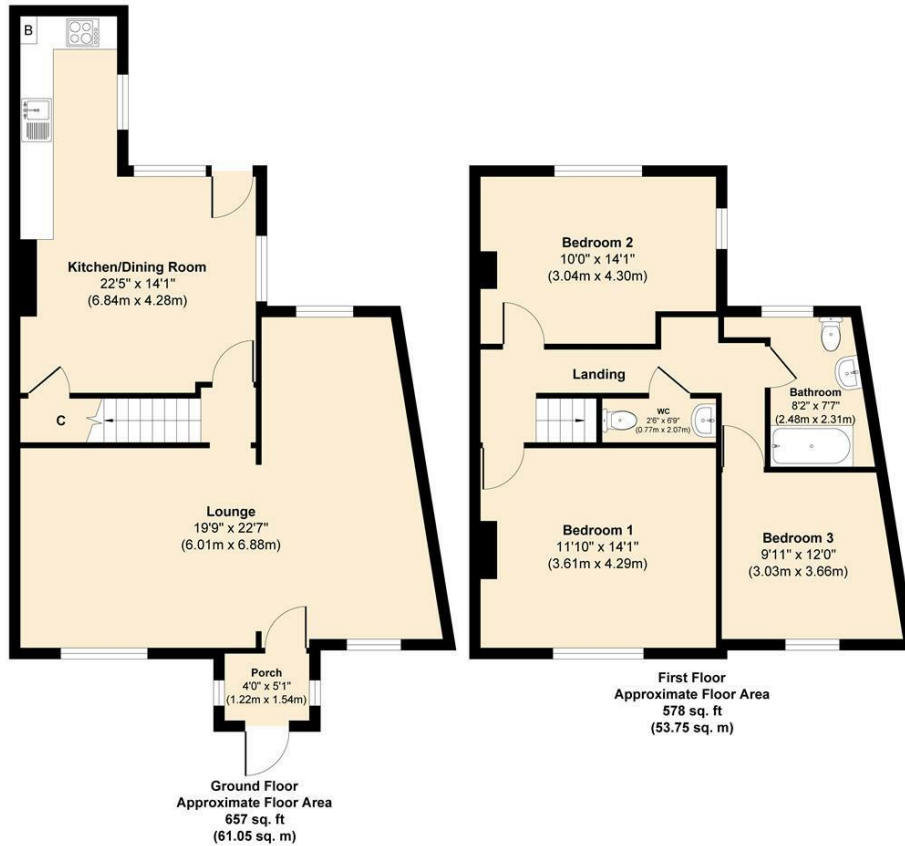
Hybrid Map



Terrain Map



Floor Plan



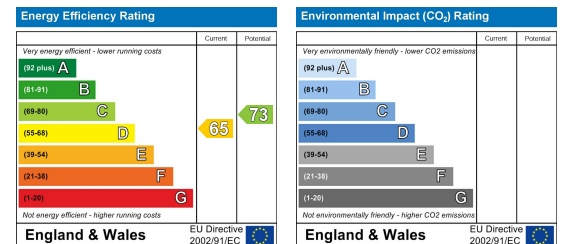
Approx. Gross Internal Floor Area 1,235 sq. ft / 114.80 sq. m.

Illustration for identification purposes only, measurements are approximate and not to scale, unauthorised reproduction is prohibited.

Viewing

Please contact us on 01422 366 948 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.

361 Skircoat Green Road,
Halifax
HX3 0RP

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

www.peterdavid.co.uk

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk