

Peter David

Properties Ltd

Residential Sales and Lettings

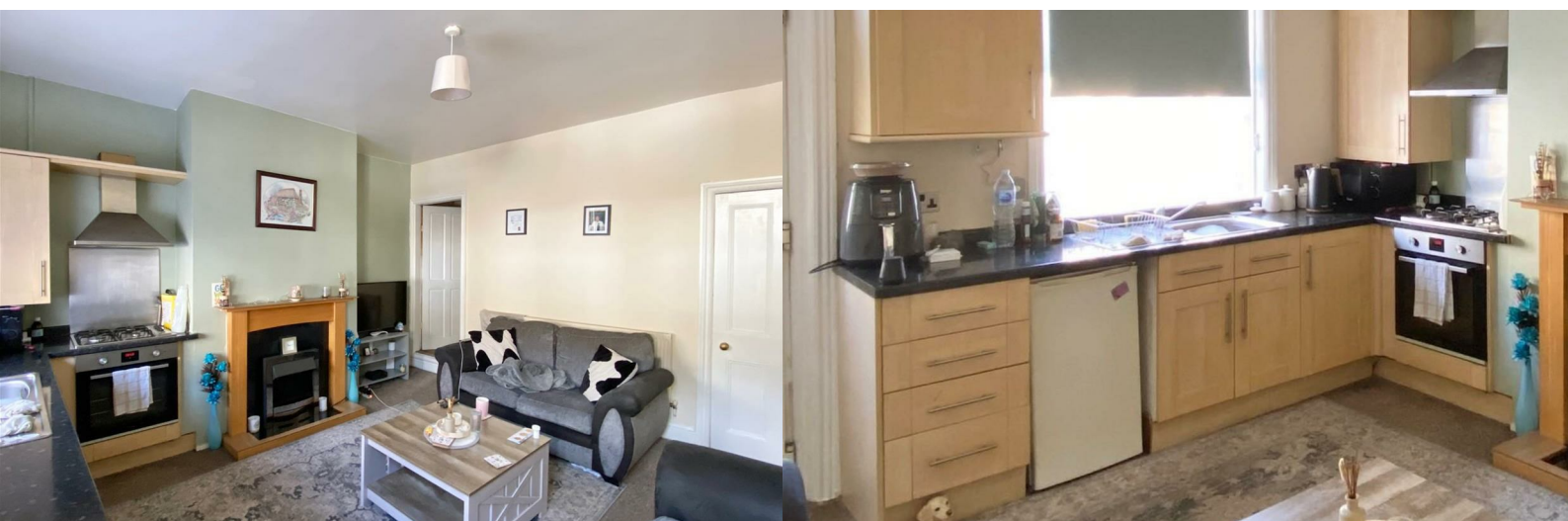


13 Industrial Street

Brighouse, HD6 1TY

£96,000

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, Brighouse, HD6 1TY

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***** Attention Investors. Sold With Long Term Sitting Tenant.*****

Situated on Industrial Street in Brighouse, this property presents an exceptional investment opportunity for discerning buyers. Currently occupied by a long-term sitting tenant, it offers a reliable source of income for investors seeking to expand their portfolio.

The property boasts two generously sized double bedrooms, providing ample space for comfortable living. The interior is well presented throughout, ensuring a welcoming atmosphere. The open plan living area is a standout feature, promoting a sense of space and connectivity, perfect for modern lifestyles.

Spanning three floors, this property also includes a cellar, adding valuable storage space. Its versatile layout and prime location make it an attractive option for those looking to invest in the thriving Brighouse area.

With its combination of practicality and charm, this property is not to be missed. Whether you are an experienced investor or new to the market, this opportunity promises to deliver both immediate returns and long-term value.

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

Open Plan Living Kitchen

A spacious living area with a built in kitchen. Well presented with a white and light green colour scheme

and a fireplace as the focal point. The kitchen has wooden base and wall units with a cooker, hob and sink, as well as space for a fridge.

Cellar

Ideal for additional storage with a water supply for utilities.

Landing

A landing provides access to the bathroom and bedroom one, as well as upstairs to the bedroom on the second floor.

Bedroom One

A spacious double bedroom overlooking the front aspect with a light and neutral colour scheme, a feature fireplace and wall paper to the chimney breast as a focal point. With ample floor space for bedroom furniture such as wardrobes and drawers.

Bathroom

A part-tiled bathroom suite with a bath tub, over bath shower, hand basin and w/c.

Bedroom Two

A double bedroom on the second floor with a Velux window and a light neutral colour scheme.

Directions

For Satnav please use the postcode HD6 1TY

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

1st Floor

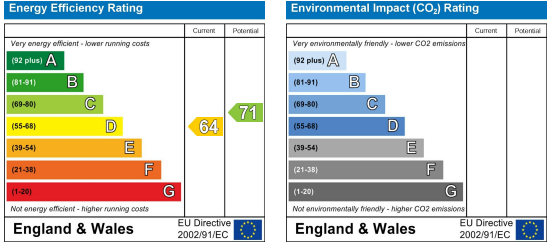
2nd Floor

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



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.