

Peter David

Properties Ltd

Residential Sales and Lettings



204 Whinney Hill Park

Brighouse, HD6 2NF

Offers Around £95,000



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A perfect opportunity to purchase this exceptional first-floor flat which offers a perfect blend of modern living and convenience. Recently fully renovated, the property boasts high-quality fixtures and fittings throughout, ensuring a stylish and comfortable home.

The flat features a spacious double bedroom, complemented by a walk-in wardrobe that can also serve as a versatile office space, ideal for those who work from home. The high-spec kitchen is equipped with built-in appliances, seamlessly connecting to a lovely open-plan living area that is perfect for entertaining or relaxing.

Outside, residents can enjoy a well-maintained lawn, providing a delightful outdoor space to unwind. The location is particularly advantageous, situated close to a variety of local amenities in Brighouse. With easy access to bus and rail links, as well as an array of shops, supermarkets, and cafes, this property is perfectly positioned for both convenience and lifestyle.

This flat is an excellent opportunity for anyone seeking a modern, well-appointed home in a vibrant community. Whether you are a first-time buyer or looking to downsize, this property is sure to impress.

Entrance Hallway

Leading into the property from the garden and upstairs to the first floor accommodation, the entrance provides a welcoming environment with space for coats and shoes on arrival. With thick wool blend beige carpets on the stairs and black marble effect tiling on the corridor. There is also a useful storage cupboard at the top of the stairs.

Living Room

Tastefully presented in a light green colour scheme with laminate flooring, the room overlooks the front of the property from an elevated position. Benefiting from triple

glazed windows from floor to ceiling with light and heat blocking honeycomb blinds there is ample natural light flooding the space. The room is finished with high quality fixtures and fittings including wall mounted lighting and ceiling spotlights. With updated switches and sockets the space feels completely up to date in every respect.

Kitchen

A beautifully presented fitted kitchen with white base and wall units and granite worktops and tiled splashbacks, there are integrated kitchen appliances including a Zanussi Fridge-freezer, NEFF Oven, AEG Induction hob, AEG Extractor fan, Zanussi washing machine and AEG Dishwasher. With tiled flooring and ceiling spotlights, this is a perfect environment for preparing meals. Wooden shelves add a touch of warmth and charm as well as a useful and decorative storage solution. The room overlooks the garden space with pleated blinds in the windows.

Bedroom

A tranquil double bedroom with a warm white colour scheme and laminate flooring. There is plenty of space for bedroom furniture. Wall mounted spot lamps and an upright wall mounted radiator finished in satin black colour scheme add further points of interest. The windows have light and heat blocking honeycomb blinds.

Office / Walk In Wardrobe

A spacious walk in wardrobe with feature ceiling lights and a window overlooking the garden. This versatile space could equally be utilised as a home office space. With laminate flooring and a white colour scheme and pleated blinds in the windows.

Bathroom

Presented in keeping with the rest of the home, with a walk in corner shower, hand basin with a built in storage cabinet, w/c and heated towel rail. tiled flooring and a light blue panelled feature wall help to elevate the space and show the level of detail given to this property.

External

With an open lawned garden and footpath leading to the front door.

Directions

For Satnav please use the postcode HD6 2NF

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.

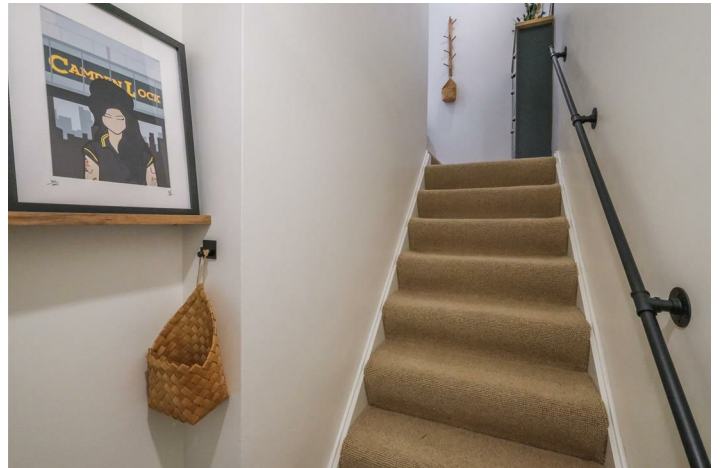
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please

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.

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Road Map



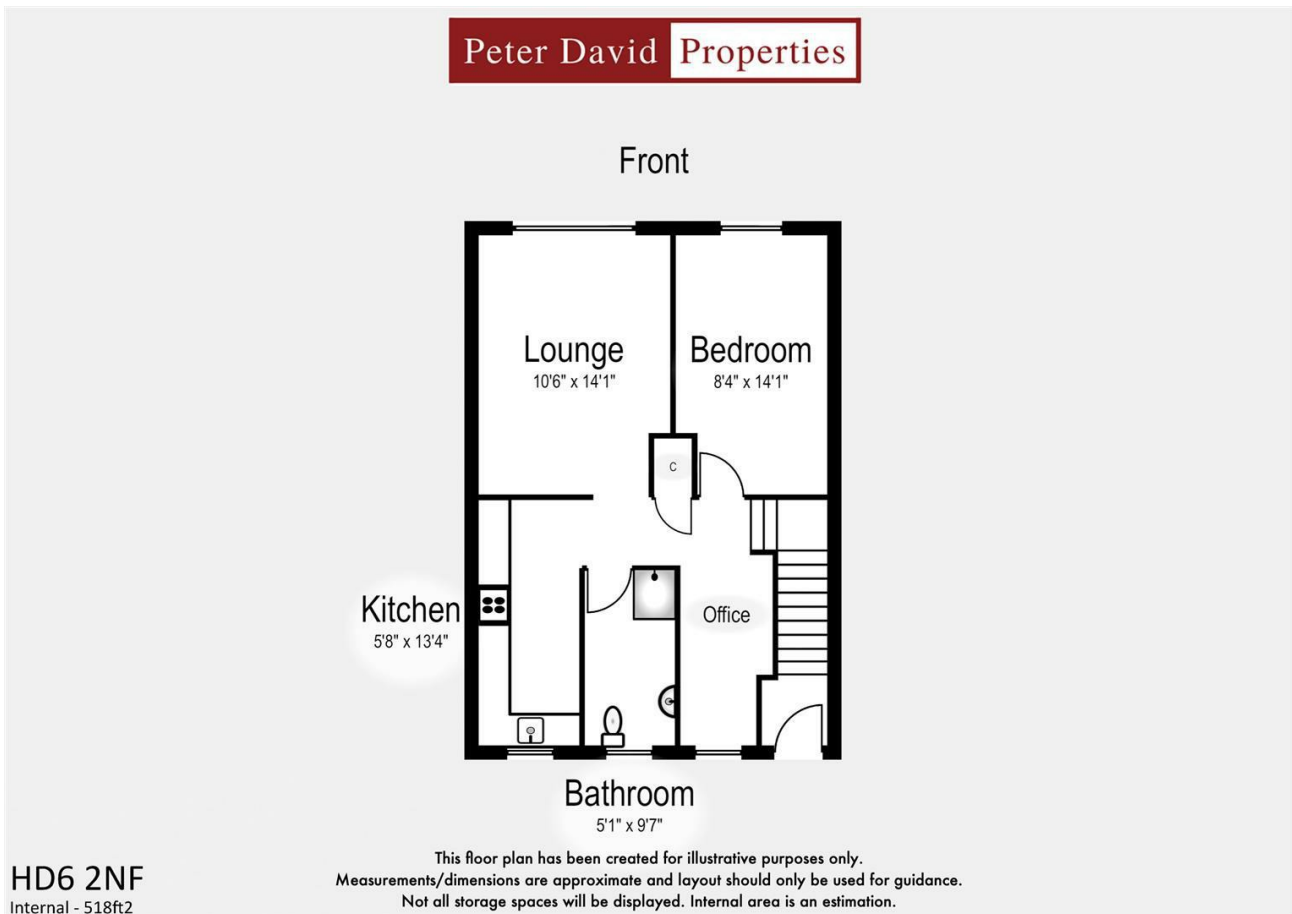
Hybrid Map



Terrain Map



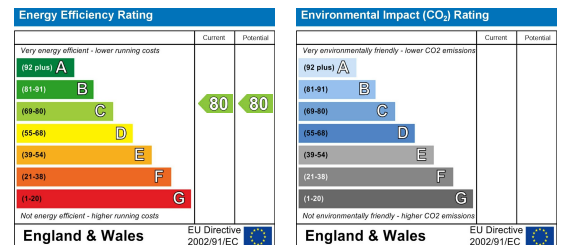
Floor Plan



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



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