

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 9 Larkfield Court

Brighouse, HD6 1AW

£265,000



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Welcome to Larkfield Court, a charming house nestled in the heart of Brighouse. This delightful property is perfectly situated within walking distance of the town centre, offering easy access to excellent local schools, convenient transport links, and a variety of supermarkets. Tucked away on a peaceful residential cul-de-sac, this home provides a serene environment for modern family living.

Spanning three floors, the accommodation is designed to offer flexible living spaces that cater to the needs of contemporary families. The property boasts three well-proportioned bedrooms, each thoughtfully designed to provide comfort and privacy. With three bathrooms, morning routines will be a breeze, ensuring that everyone has their own space.

In addition to the spacious interior, the house features a garage and a utility area, providing ample storage and practicality for everyday life. The garden, which backs onto allotments, offers a pleasant outlook and a tranquil setting for outdoor relaxation or family gatherings.

Furthermore, the property benefits from off-road parking, ensuring convenience for residents and visitors alike. With no onward chain, this home is ready for you to move in and make it your own. Larkfield Court is an ideal choice for those seeking a well-located, spacious family home in Brighouse. Don't miss the opportunity to view this lovely property.

## Entrance Hallway

Leading in from the front of the home and providing access to the garage, utility, shower room and ground floor bedroom three, as well as leading upstairs to the first floor living space.

## Living Room

A spacious living room located on the first floor with an

elevated position overlooking the front of the home. Two windows allow plenty of natural light and a feature fireplace provides the focal point.

## Kitchen

A kitchen diner with wooden base and wall units providing ample work surface and storage space. With a sink and drainer oven and hob with extractor and space for a fridge freezer. The dining area overlooks the rear of the home with views of the garden and greenery beyond.

## Bedroom One

A spacious double bedroom on the second floor with views over the front aspect and fitted wardrobes providing plenty of storage space. There is access to the en-suite.

## En-Suite

With a shower, w/c and hand basin.

## Bedroom Two

A double bedroom to the second floor with views over the rear aspect

## Bathroom

A second floor bathroom complete with bath tub, hand basin and w/c.

## Bedroom Three

Located on the ground floor to the rear of the home overlooking the garden.

## Shower Room

A ground floor shower room ideally located for the users of bedroom three, the room contains a shower, hand basin and w/c.

## Utility

Providing external access out to the rear of the home, the utility has further work surface and storage space with a sink and plumbing for a washer.

## Garage

A garage with internal door from the hallway and external up and over door to the front of the home. Ideal for parking and storage space.

## External

The home is set back behind a driveway with mature plants bordering a pathway to the front door. At the rear is a private garden with a patio and fencing to the borders.

## Directions

For Satnav please use the postcode HD6 1AW

## 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



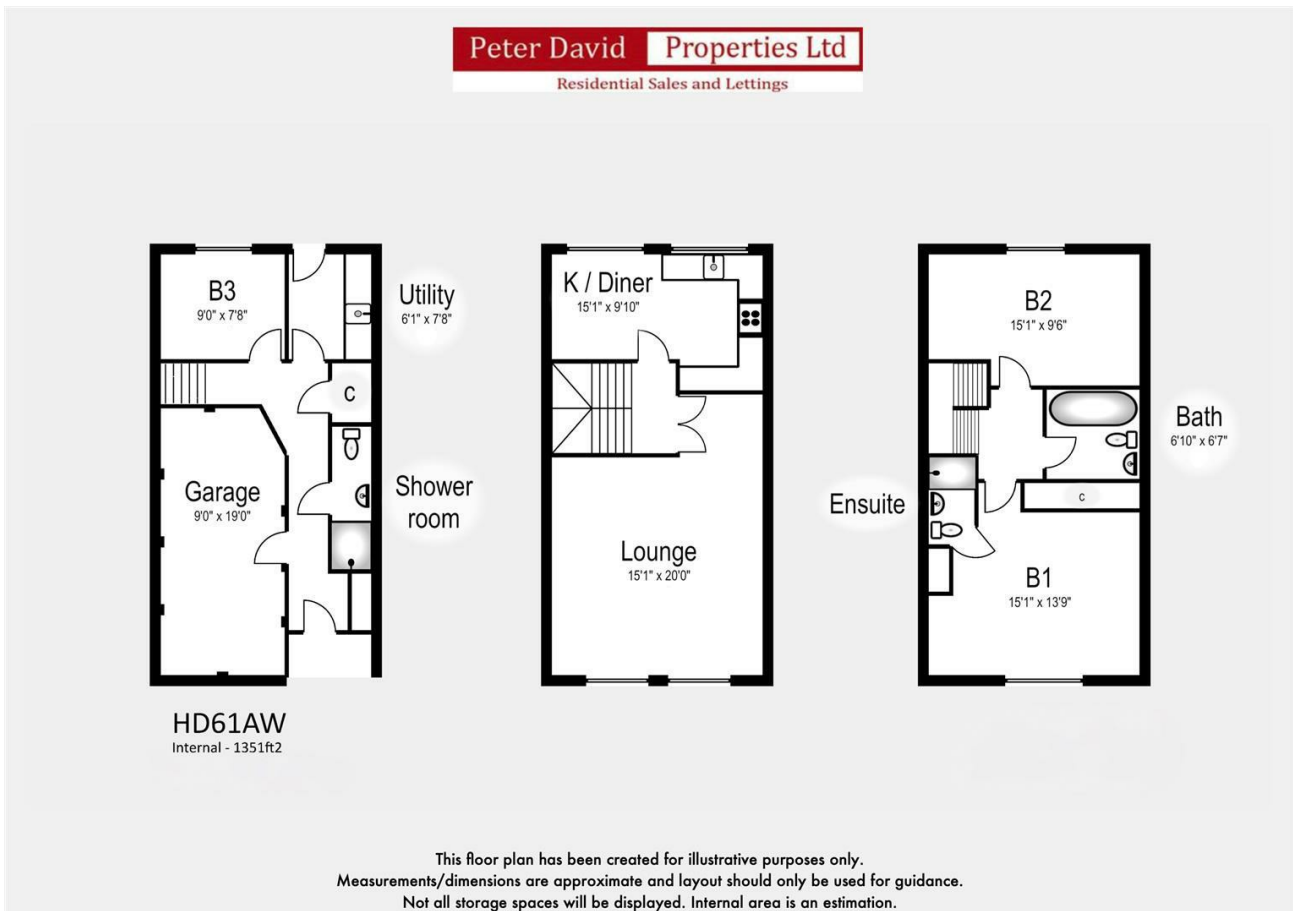
## Hybrid Map



## Terrain Map



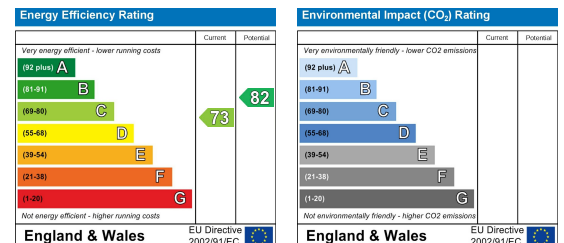
## Floor Plan



## 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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