Peter David Properties Ltd

Residential Sales and Lettings



47 Lightcliffe Road

Brighouse, HD6 2DJ

£140,000

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Waring Green, Brighouse, HD6 2DJ

£140,000





Located on Lightcliffe Road in the charming town of Brighouse, this deceptively spacious two-bedroom terraced home offers a wonderful opportunity for first-time buyers. The property is conveniently situated near local schools and amenities, making it an ideal choice for those seeking both comfort and convenience.

Spread over three floors, the accommodation is thoughtfully designed to maximise space and functionality. The lower ground floor features a generous kitchen diner, perfect for family meals and entertaining guests. The living room, located on the main floor, overlooks the front of the home, providing a bright and inviting atmosphere.

The property is well presented throughout, with light grey carpets and a neutral colour scheme, ensuring that you can move in with ease and start enjoying your new home right away. Additionally, the small rear yard offers a delightful space for relaxation, ideal for sitting out on warm days and enjoying the fresh air.

With no onward chain, this property is ready for you to make it your own without delay. Whether you are looking to take your first step onto the property ladder or seeking a comfortable home in a friendly community, this terraced house on Lightcliffe Road is not to be missed.

Living Room

A spacious living room overlooking the front and rear aspect with laminate flooring and a light neutral colour scheme with textured grey wall paper as a feature wall. An electric fireplace provides the focal point.

Kitchen Diner

On the lower ground floor with laminate flooring, cream base and wall units to three walls with contrasting grey worktops providing plenty of worksurface and storage space. There is a built in undercounter fridge and freezer, oven hob and extractor, as well as a stainless steel sink and drainer. With space for a washing machine and a dishwasher already in place, there is room for all your utilities with space to spare for a large dining table. Windows to the front and rear allow plenty of natural light and a door leads to the rear yard via a stone staircase.

Bathrooom

A well presented bathroom with a bathtub, over bath rainfall shower, hand basin with storage and w/c as well as a slimline upright radiator.

Bedroom One

A double bedroom to the front aspect with white walls and grey carpet.

Bedroom Two

A well sized single room to the rear of the home with white walls and grey carpet.

External

The home is set back from the road behind a small front courtyard. At the rear is a paved courtyard.

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Directions

For Satnav please use the postcode HD^ 2DJ

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.

PLEASE NOTE

1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 + VAT (£30 total) per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
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



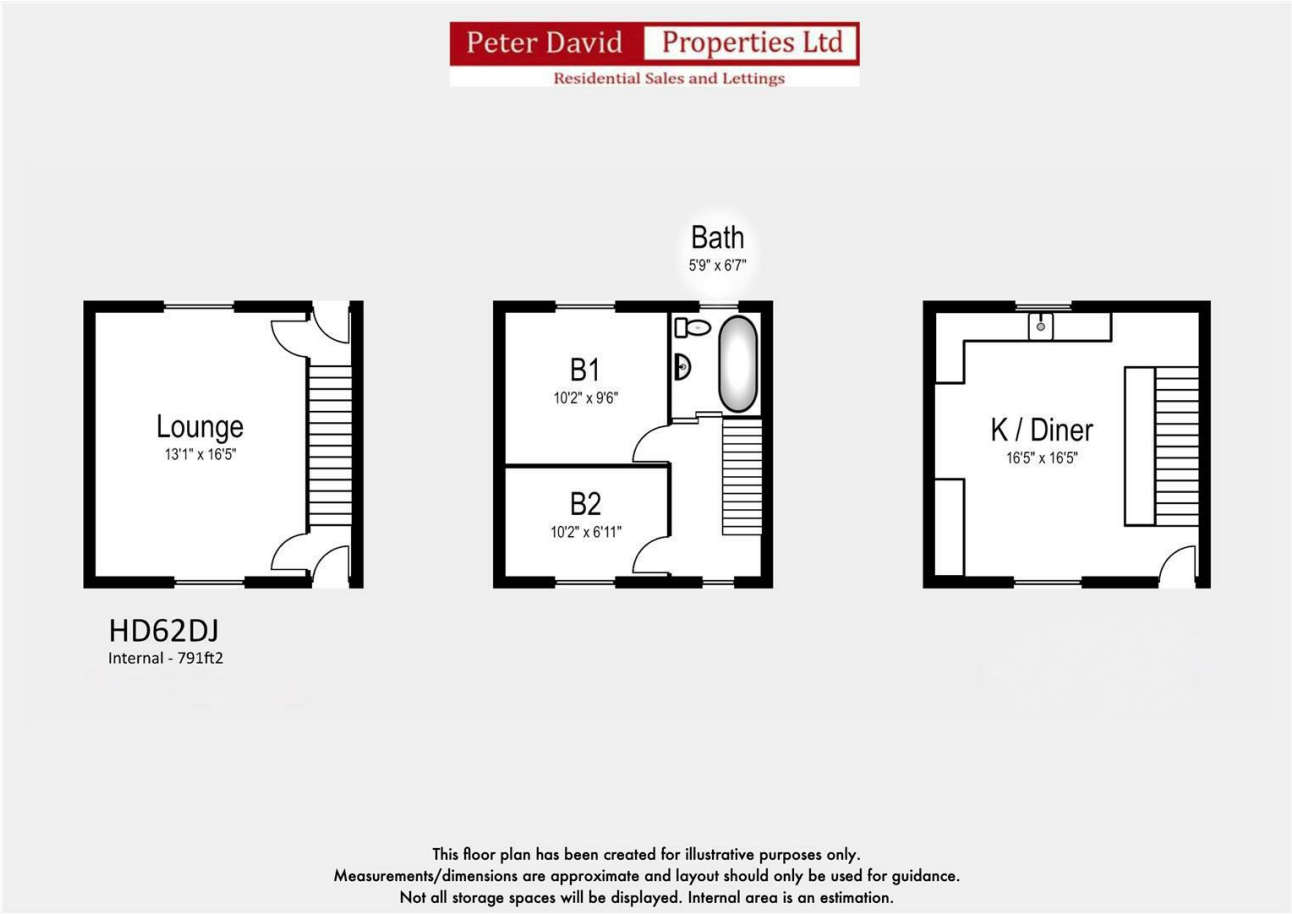
Hybrid Map



Terrain Map



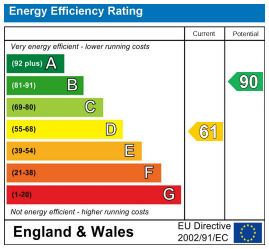
Floor Plan

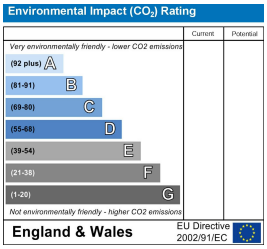


Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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.