Peter David Properties Ltd

Residential Sales and Lettings

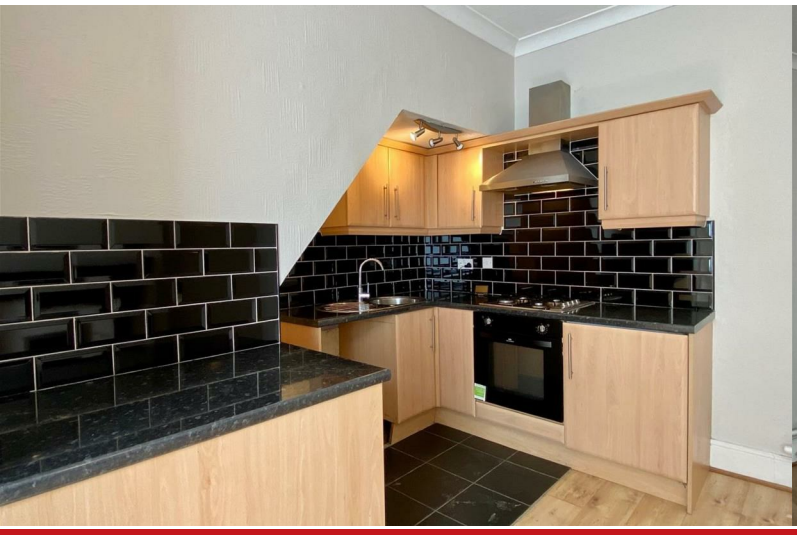


12 South Street

Brighouse, HD6 2BE

£80,000

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Nestled on South Street in the charming town of Brighouse, this well-presented mid-terrace property offers a delightful living experience. The home features an inviting open-plan living kitchen, perfect for both entertaining and everyday living. The layout is designed to maximise space and comfort, making it ideal for individuals or couples.

The property boasts a generously sized double bedroom, providing a peaceful retreat at the end of the day. Ample storage space throughout the home ensures that you can keep your living areas tidy and organised.

Situated in a handy location, this property is just a stone's throw away from Brighouse town centre, where you will find a variety of schools and amenities to cater to your daily needs. The convenience of nearby shops, cafes, and recreational facilities adds to the appeal of this lovely home.

With no onward chain, this property presents a fantastic opportunity for those looking to move in without delay. Whether you are a first-time buyer or seeking a cosy rental, this terraced house is a must-see. Embrace the charm of Brighouse and make this delightful property your new home.

Entrance Hall

An entrance hallway leads into the home with coat hooks and access onto the living room and upstairs to the first floor.

Open Plan Living Kitchen

15'8" x 15'1" (4.8m x 4.6m)

Tastefully presented with a feature gas fire and wall mounted lighting, laminate flooring and a neutral colour scheme. The open plan space has a built in kitchen with oven, hob and sink with wooden base and wall units and black tiled splashbacks.

Bedroom

15'1" x 10'2" (4.6m x 3.1m)

A spacious double bedroom overlooking the front of the home.

Bathroom

With a bath tub, over bath shower, hand basin and w/c.

Directions

For Satnav please use the postcode HD6 2BE

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.

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



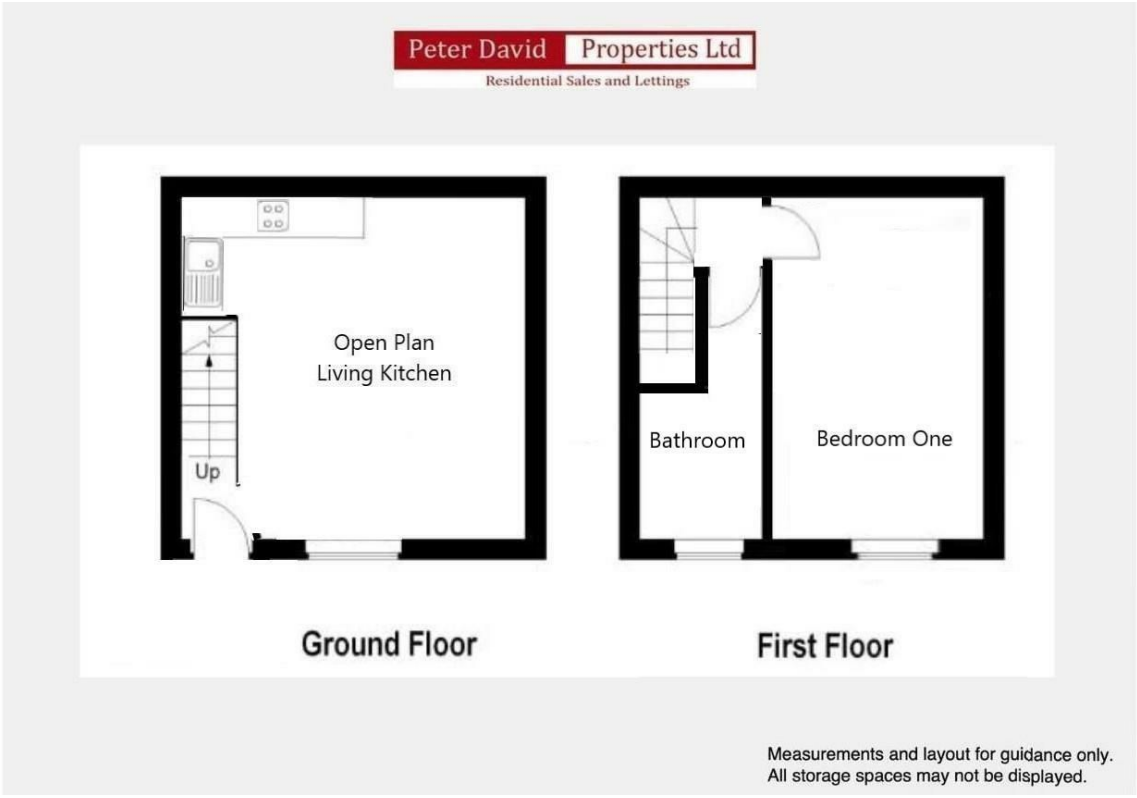
Hybrid Map



Terrain Map



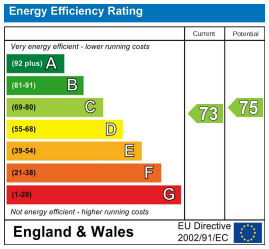
Floor Plan

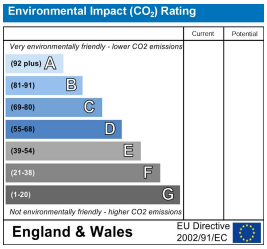


Viewing

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.