

Peter David

Properties Ltd

Residential Sales and Lettings



6 Larkfield Court

Brighouse, HD6 1AW

£249,950



6 Larkfield Court

Off Church Lane, Brighouse, HD6 1AW

£249,950



Welcome to Larkfield Court, a delightful townhouse situated in the heart of Brighouse. This spacious three-bedroom family home offers a perfect blend of comfort and convenience, making it an ideal choice for families and professionals alike.

Upon entering, you will find two generous reception rooms that provide ample space for relaxation and entertaining. The well-designed layout includes a convenient downstairs w/c, ensuring practicality for everyday living. The property also boasts en-suite facilities in the master bedroom, adding a touch of luxury to your daily routine.

The private garden is a wonderful feature, offering a tranquil outdoor space for children to play or for hosting summer gatherings. Additionally, the property includes a garage and a driveway, providing secure parking and extra storage options.

Larkfield Court is ideally located within walking distance of Brighouse town centre, where you will find a variety of shops, cafes, and restaurants. The area is also well-served by local schools and amenities, making it a great choice for families.

With no onward chain, this property is ready for you to move in and make it your own. Don't miss the opportunity to view this charming townhouse in a sought-after location.

Entrance Hall

Leading in from the front of the home providing access to the living room, downstairs w/c and upstairs to the first floor accommodation.

Living Room

A spacious living room overlooking the front of the property with laminate flooring and a light, neutral colour scheme. A feature fireplace provides the focal point and there is access on into the kitchen and dining room.

Dining Room

Continuing the light colour scheme and laminate flooring from the living room, the dining room overlooks the rear garden with French doors opening up to provide access outside. There is also access directly into the kitchen.

Kitchen

With wooden base and wall units providing ample work surface and storage space, the kitchen benefits from an oven and hob, sink and drainer, and space for a fridge freezer and a washing machine.

Downstairs W/C

With a w/c and hand basin.

Bedroom One

A double bedroom overlooking the rear garden with access onto the en-suite.

En-Suite

with a shower, hand basin and w/c.

Bedroom Two

A double bedroom to the front aspect with views over the front of the home.

Bedroom Three

A well sized single bedroom to the front aspect.

Bathroom

Tastefully tiled with a bath tub, hand held shower, hand basin and w/c.

Garage

Providing parking and storage space with an up and over door.

External

The garage and driveway are off set to the front of the

home. A pathway and small lawn lead to the front of the home, and a private rear garden with mature border plants and trees provides a sun trap for sitting outdoors with a low maintenance paved courtyard.

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



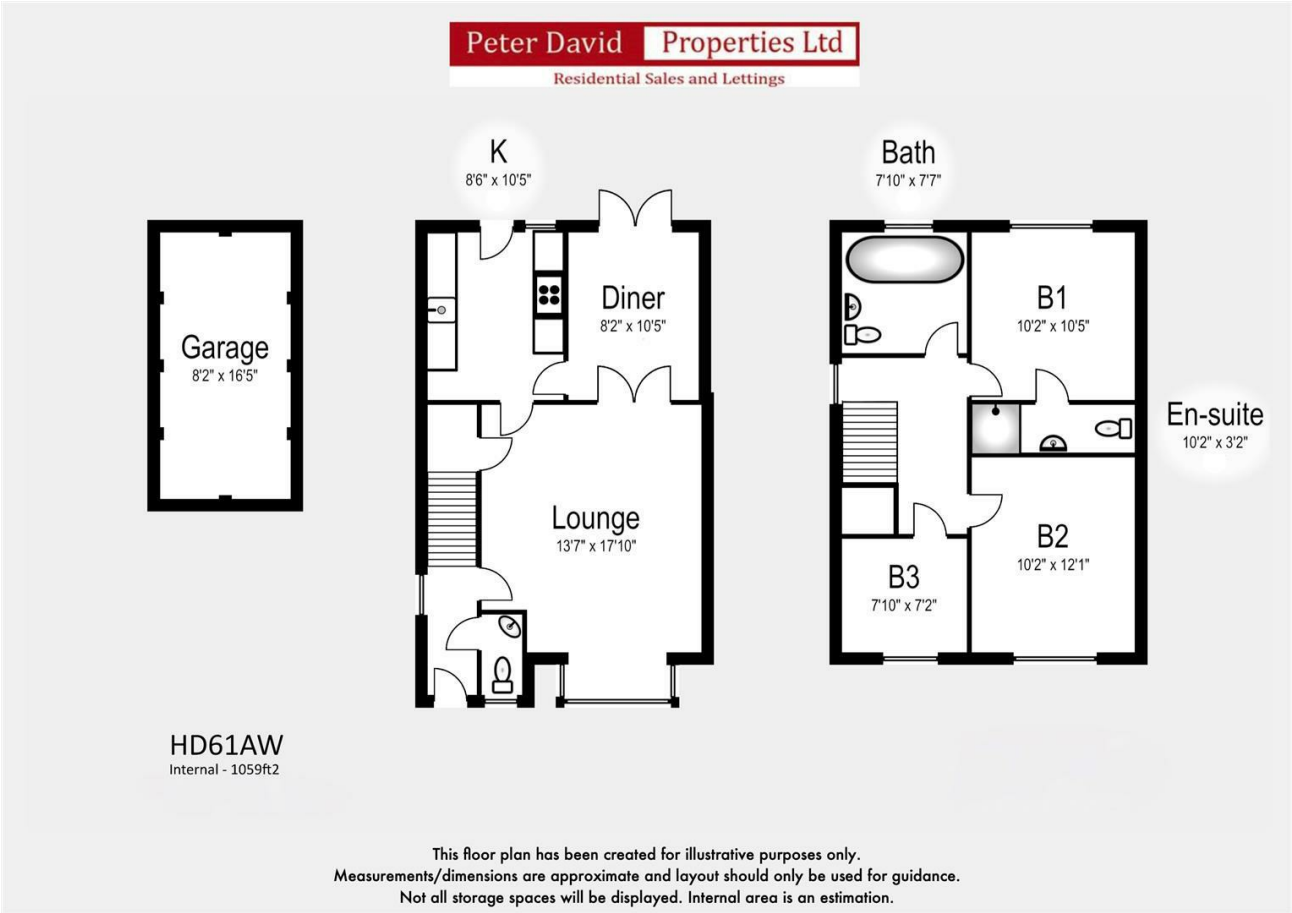
Hybrid Map



Terrain Map



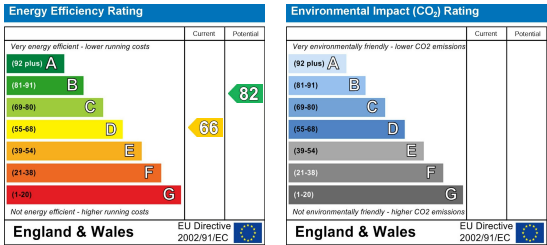
Floor Plan



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



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.