

# Peter David

# Properties Ltd

Residential Sales and Lettings



**363 Bradford Road**

Brighouse, HD6 4BS

**£125,000**



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Set in an elevated position in a convenient location of Brighouse is this two bedroom terraced property, perfect for INVESTORS or FIRST TIME BUYERS. The property is well-presented throughout and comprises: open plan kitchen living room, a good sized bedroom to the first floor, a bathroom and an attic room. There is a small garden to the front of the property. The property is easily accessible to the M62 network and the town centre. Internal viewings are highly recommended, book yours today!

## Open Living Kitchen

A well sized living space with units across the back wall providing an ideal kitchen. Light carpets and a neutral colour scheme provides a homely environment.

## Bedroom

A double bedroom with plenty of wardrobe space. A window overlooks the front of the home.

## Bathroom

A well sized bathroom with a bath and over head shower, sink and w/c which is tastefully tiled throughout.

## Attic Bedroom

A large attic bedroom has a Velux style window and the floorspace extends into the eaves.

## External

There is a small garden to the front of the property which is elevated from the main road and accessed via stone steps. On street parking is available.

## Directions

For Satnav please use the postcode HD6 4BS

## 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.

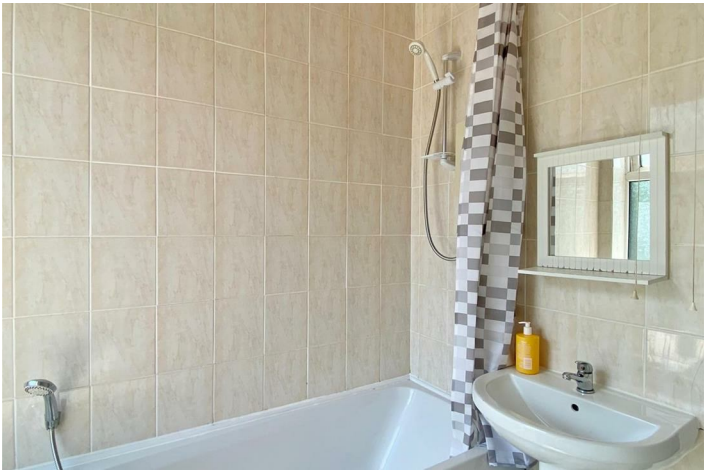
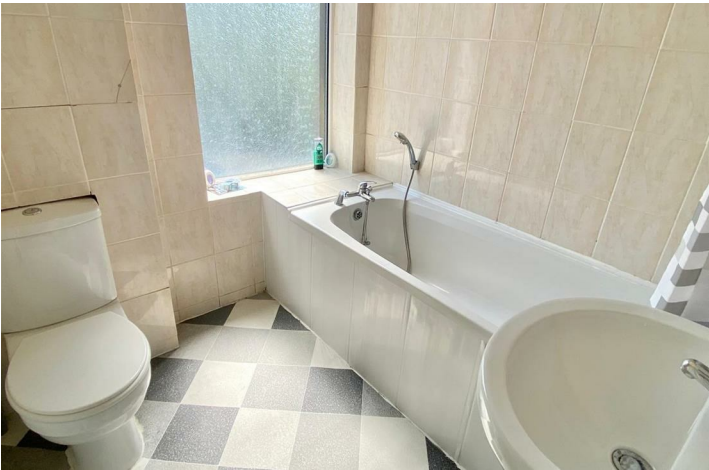
## Viewings

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

## 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

**Peter David Properties Ltd**  
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**Ground Floor**

Open Plan Living  
4.5 x 4.1

**First Floor**

Bedroom 1  
4.5 x 2.9  
Bathroom

**Second Floor**

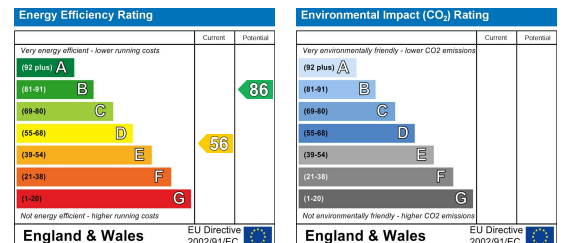
Bedroom 2  
4.5 x 6.2 (into eaves)

Measurements and layout for guidance only.  
All storage spaces may not be displayed.

## 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.