

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 19 Warren Park

Brighouse, HD6 2RR

**£325,000**



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Hove Edge, Brighouse, HD6 2RR

**£325,000**



Tucked away in Warren Park, Brighouse, this charming bungalow presents a wonderful opportunity for those seeking a spacious and comfortable home. Boasting three well sized double bedrooms, this property is perfect for families or those looking to downsize without compromising on space.

The bungalow features two inviting reception rooms, including a spacious living room that provides a warm and welcoming atmosphere. The separate dining room, which overlooks the beautifully maintained garden, is ideal for entertaining guests or enjoying family meals. Additionally, a delightful conservatory enhances the living space, allowing you to soak in the picturesque views of the garden throughout the year.

With two bathrooms, including en suite facilities, convenience and comfort are at the forefront of this home. The property is set on a corner plot, offering a private garden space that is perfect for relaxation or outdoor activities. The large double garage provides ample storage and parking for multiple vehicles, ensuring that you have everything you need right at your fingertips.

Situated in a sought-after cul-de-sac, this bungalow enjoys a peaceful setting while remaining close to local amenities. With no onward chain, this property is ready for you to move in and make it your own. Don't miss out on this exceptional opportunity to secure a lovely home in a prime location.

**\*\*This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. \*\***

## **Entrance Hallway**

Leading in from the front of the home, the entrance hall provides access to each room and also has handy storage spaces.

## **Living Room**

Overlooking the front aspect, the living room is well presented in a light and neutral tone. An electric fire

provides the focal point and dual windows allow light to flood the space. Open plan to the dining room through an arch way there is also light entering from the rear of the home.

## **Dining Room**

Accessed from the living room with patio doors opening directly onto the garden, the dining room continues the light and neutral colour scheme from the living room.

## **Kitchen**

With wooden base and wall units providing ample work surface and storage space, the kitchen features a cooker, hob and extractor, a sink and drainer, washing machine and slim line dishwasher, with space for a free standing fridge freezer. The kitchen leads out onto the conservatory.

## **Conservatory**

Overlooking the rear garden, the conservatory has French doors leading outside and has a wall mounted radiator meaning the room can be used all year round.

## **Bedroom One**

A spacious double bedroom to the rear of the home with views over the garden and access onto the en-suite

## **En-Suite**

A tiled en-suite with a walk in shower, hand basin and w/c.

## **Bedroom Two**

A second double bedroom to the side aspect overlooking the gardens with fitted wardrobes.

## **Bedroom Three**

A third double bedroom to the front aspect of the home with white walls and light grey carpet.

## **Bathroom**

Part tiled with a bath tub with over bath shower, hand basin and w/c.

## **Double Garage**

Accessed at the front of the home from the driveway the

double garage has two separate up and over doors. Ideal for parking and storage space, the garage also provides potential for further development subject to planning. There is a rear window and a door out to the garden at the back of the garage.

### External

The property is set within a large corner plot with a driveway to the front of the home. To the rear is a well maintained mature garden with lawns and border plants which extends down the side of the home and features a green house.

### Directions

For Satnav please use the postcode HD6 2RR

### 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 WHATSOEVER IN RELATION TO THIS PROPERTY.



