

Peter David

Properties Ltd

Residential Sales and Lettings



324 Wakefield Road

Brighouse, HD6 4DU

£215,000



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Nestled in the charming area of Bailiff Bridge, this delightful three-bedroom mid-terrace house on Wakefield Road presents an excellent opportunity for families seeking a comfortable and convenient home. The property boasts a well-sized kitchen, complete with an island and ample storage, making it perfect for both cooking and entertaining.

The tastefully presented living room features a large bay window, allowing natural light to flood the space and creating a warm and inviting atmosphere. With one reception room, this home offers a cosy yet spacious environment for family gatherings or quiet evenings in.

The property is ideally located close to local schools and amenities, ensuring that everything you need is just a short distance away. The gardens to the front and rear provide a lovely outdoor space for children to play or for you to enjoy a peaceful moment in the fresh air.

We highly recommend viewing this property to fully appreciate the generous space and potential it offers. This home is not just a place to live; it is a wonderful family haven waiting to be filled with memories.

Entrance Hall

Entrance vestibule leading into the living room.

Lounge

A light sitting room with bay window giving front aspect and far reaching views. A feature tiled fireplace with living flame gas fire and marble effect hearth. With grey carpet and a light neutral colour scheme.

Kitchen Diner

A modern and well equipped kitchen open to the dining area., with grey wall and base units, complimentary work surfaces and splashback tiling. A central island breakfast bar, Inset sink and drainer. Integral electric oven with gas hob and extractor. With plumbing and space for a washing machine. and space for fridge freezer. There is a handy downstairs pantry and access out onto the rear garden.

Landing

Providing access to the bedrooms and bathroom.

Bedroom One

A double bedroom with window to front aspect and a white and grey colour scheme with grey carpet.

Bedroom Two

A double bedroom with window to rear aspect with a fitted cupboard providing additional storage. A white colour scheme with light pink feature walls.

Bedroom Three

A single bedroom with window to front aspect, grey carpet and a neutral colour scheme.

Bathroom

A three piece white bathroom suite comprising: hand basin, WC, bath with electric shower overhead and glass shower screen. Part tiled walls. Obscure glass window with rear aspect.

External

Gardens to front and rear. To the rear is a fully enclosed garden with part paved area and part lawned area and raised borders. To the front the property is accessed by stone steps and there is a

lawn and mature shrub borders, pathway to the front door and far reaching views.

Directions

For Satnav please use the postcode HD6 4DU

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.

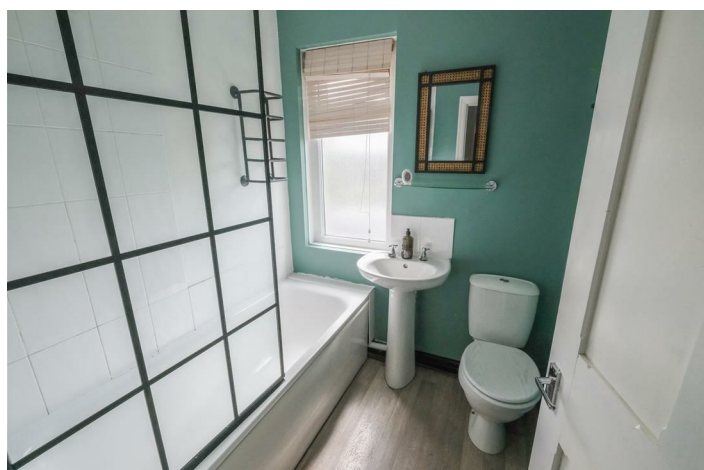
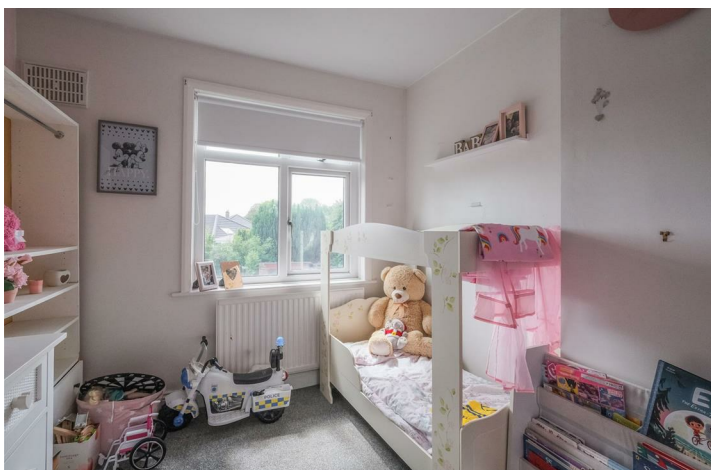
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you,

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



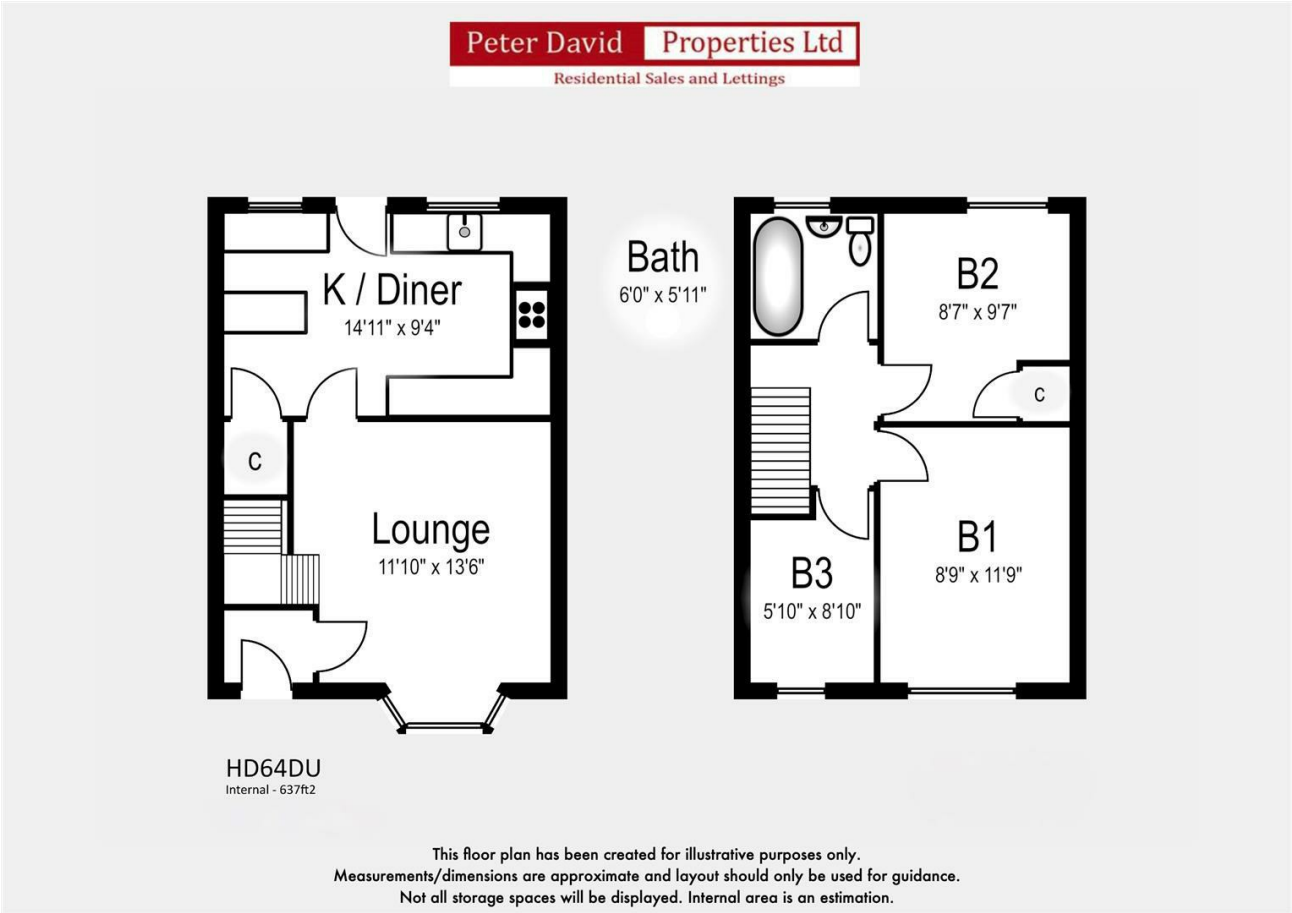
Hybrid Map



Terrain Map



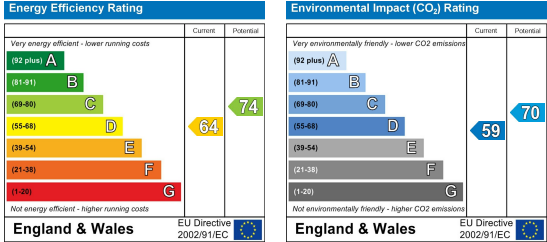
Floor Plan



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



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