Peter David Properties Ltd

Residential Sales and Lettings



19 Cedar Grove

Brighouse, HD6 4FE

£440,000

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Nestled in the desirable Cedar Grove area of Brighouse, this deceptively spacious detached house is an ideal family home. The property offers ample accommodation spread over three well-designed floors. Formerly a six bedroom property, the home has been adapted and now boasts five generously sized double bedrooms, although it could easily be reconfigured back to six bedrooms should you wish.

As you enter, you will find three inviting reception rooms, perfect for both entertaining guests and enjoying family time. The well-presented interiors create a warm and welcoming atmosphere throughout the home. The master bedroom features en-suite facilities and a walk-in wardrobe, providing a private retreat for relaxation.

In addition to the impressive living space, the property includes a loft space for storage and a detached double garage and parking for up to five vehicles, ensuring convenience for families with multiple cars. The outdoor area offers plenty of off-road parking, making it easy for visitors to come and go. and the property benefits from an awning to the rear of the property.

Located in a quiet, friendly and small estate, the property is in close proximity to the M62 network making travel to Manchester and Leeds easily accessible. There are also great walks and local parks very close as well as multiple supermarkets and local schools.

The property benefits from a new boiler with the balance of a six year warranty, as well as double glazing throughout

This home is particularly suited for growing families, with its spacious layout and thoughtful design which gives everyone there own private space and having two bedrooms with their own en-suite is a real luxury. Viewing is highly recommended to fully appreciate the size and potential of this remarkable property. Don't miss the opportunity to make this wonderful house your new home.

Entrance Hallway
Leading in from the front of the home, with laminate flooring and a light neutral colour scheme. With understairs storage and access to the ground floor accommodation.

Kitchen
An open kitchen overlooking the rear of the home with ample worksurface and storage space. The kitchen features a tiled floor and comes with a built in oven, grill and gas hob, sink and drainer, a fridge freezer and access into the utility area.

Utility Room
With a sink, storage space and plumbing for a washing machine, the utility leads out onto the side of the home with an external door.

Dining Room
With laminate flooring and a warm and welcoming colour scheme, the dining room links the living room and conservatory providing a great entertaining space.

Conservatory
Overlooking the rear garden with French doors opening outside, the conservatory has laminate flooring and window blinds.

Bedroom One
A spacious double bedroom on the first floor overlooking the front of the home with a bay window and a woodland feature wall providing a tranquil environment. a walk in wardrobe provides storage space and there is access onto the en-suite.

Bedroom Two
A double bedroom on the first floor to the front aspect with a light blue colour scheme.

Bedroom Three
A double bedroom to the rear of the home with a lilac colour scheme.

Bedroom Four
A double bedroom on the second floor with a white and pink colour scheme, Velux windows and access to the en-suite.

Bedroom Five
A double bedroom on the second floor with Velux windows at either side and a white and grey colour scheme.

Bathroom
The family bathroom has a bathtub, hand held shower, hand basin and w/c.

En-Suite
With a corner shower, hand basin and w/c, a Velux window and ceiling spotlights.

Garages
A double detached garage opposite the home with a driveway to the front and an electrical supply.

External
The property is set within a large plot at the end of a cul-de-sac with its own private driveway. A double garage is situated opposite the home with a gravelled front garden providing a welcoming entrance. To the rear is a private landscaped garden and patio providing a perfect space to relax and entertain.

Study
A ground floor study overlooking the front of the home continuing with laminate flooring and a light neutral colour scheme.

W/C
With a w/c and handbasin, accessed off the entrance hallway.

Living Room
To the front of the home with a bay window overlooking the front aspect, the living room has feature electric fire as a focal point.

Second Floor Landing
With a handy storage cupboard at the top of the stairs.

En-Suite
The master bedroom en-suite is finished in grey tiling with a walk in shower, hand basin and storage and w/c.

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



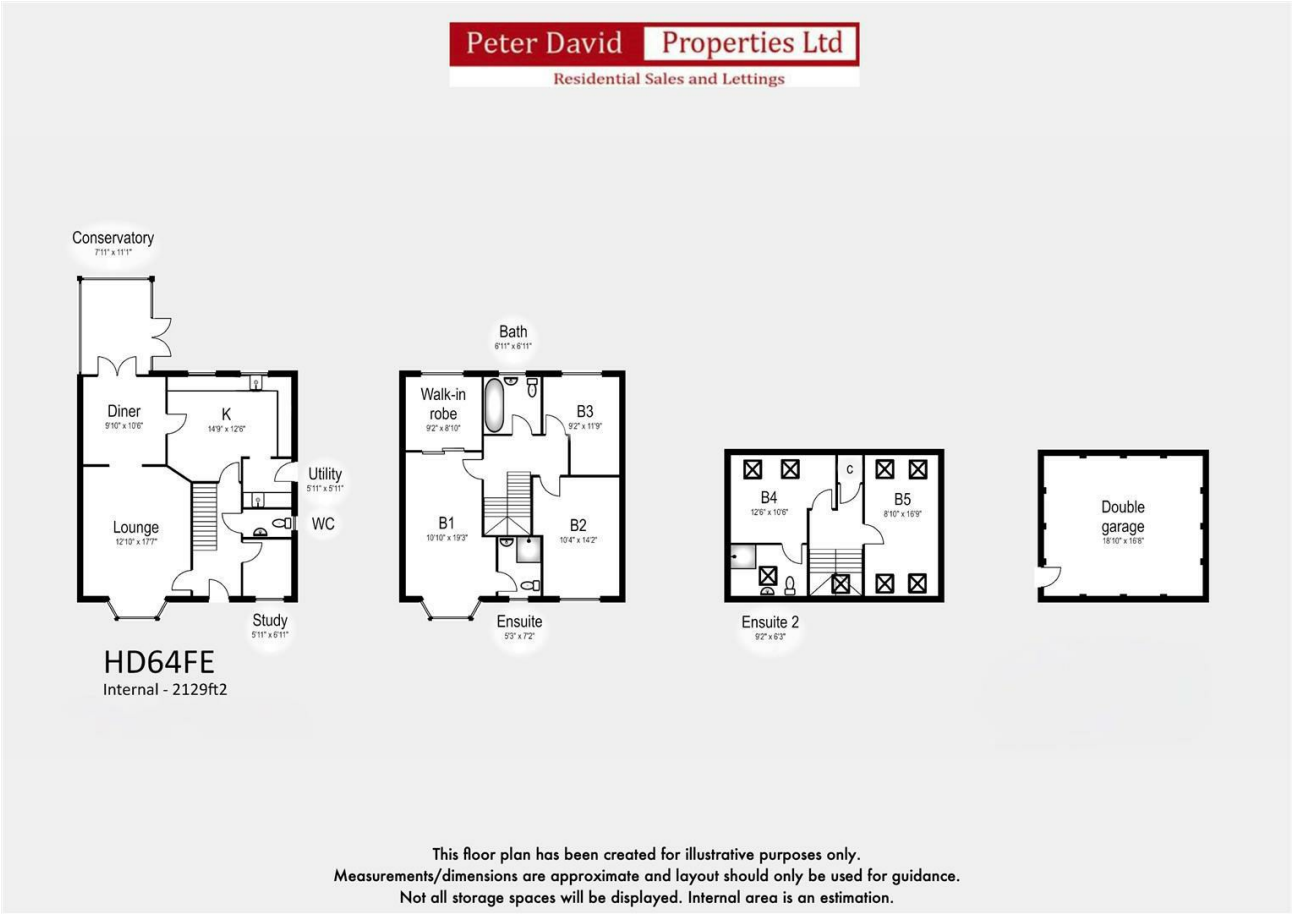
Hybrid Map



Terrain Map



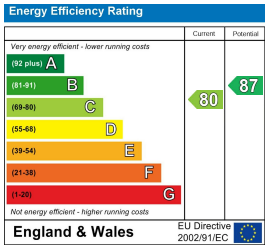
Floor Plan

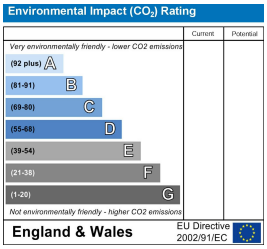


Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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