Peter David Properties Ltd

Residential Sales and Lettings

187 Whinney Hill Park

Brighouse, HD6 2NF

£139,950

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Nestled in the charming area of Whinney Hill Park, Brighouse, this deceptively spacious terraced house presents an excellent opportunity for those seeking a comfortable family home. With three well-proportioned bedrooms, this property is perfect for families or individuals looking for extra space.

Upon entering, you will be greeted by a tastefully decorated living room, which boasts new carpets and a warm, inviting atmosphere. This generous living area seamlessly flows onto a delightful decked outdoor terrace, ideal for enjoying al fresco dining or simply relaxing in the fresh air. The private rear garden further enhances the outdoor space, providing a tranquil retreat for gardening enthusiasts or a safe play area for children.

The kitchen diner is another highlight of this home, offering ample room for both cooking and dining, making it a perfect spot for family gatherings or entertaining friends. Additionally, the convenience of a downstairs w/c adds to the practicality of the layout.

This property is offered with no onward chain, allowing for a smooth and straightforward purchase process. Whether you are a first-time buyer or looking to downsize, this home in Whinney Hill Park is ready for its new owner to move in and enjoy. Don't miss the chance to make this lovely house your new home.

***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

A spacious entrance hall leading in from the front of the home providing access to the living room and upstairs to the first floor.

Living Room

14'1" x 12'9" (4.3m x 3.9m)

The living room overlooks the front of the property with patio doors opening out onto the balcony. A fireplace provides the focal point and there is access through to the kitchen. A light and neutral colour scheme provides a homely environment.

Kitchen Diner

17'4" x 12'9" (5.3m x 3.9m)

Overlooking the rear of the home, the kitchen has ample worksurface and storage space with a built in oven and hob along with a sink and drainer. There is space for a washing machine and room for a dining table.

Downstairs W/C

With a w/c and hand basin.

Bedroom One

12'1" x 10'5" (3.7m x 3.2m)

A double bedroom with grey carpet and neutral walls overlooking the front aspect of the home.

Bedroom Two

10'9" m x 12'9" (3.3 m x 3.9m)

A double bedroom to the rear elevation with grey carpet and light walls.

Bedroom Three

7'10" x 6'6" (2.4m x 2.0m)

A well sized single room overlooking the front of the home.

Bathroom

With a bath tub, over bath shower, hand basin and w/c.

External

The property is set back from the road in an elevated position with steps leading up to the front door and a decked terrace balcony accessed from the living room

making the most of the front aspect. To the rear is an enclosed garden with a patio and garden storage shed.

Directions

For Satnav please use the postcode HD6 2NF

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.

Please Note

Peter David Properties are selling this property on behalf of a family member of one of the employees of the Company.

Road Map

Hybrid Map

Terrain Map

Floor Plan

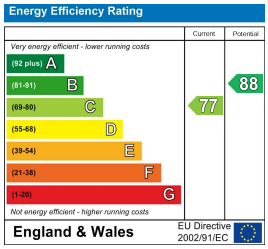
Peter David Properties

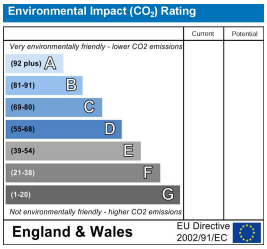
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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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