

# Peter David

# Properties Ltd

Residential Sales and Lettings



**1 Carr Street**

Brighouse, HD6 4AZ

**Offers Over £90,000**





# 1 Carr Street

, Brighouse, HD6 4AZ

## Offers Over £90,000



Nestled on Carr Street in the charming town of Brighouse, this terraced house presents an excellent opportunity for first-time buyers or savvy investors. The property features a reception room and a separate kitchen, providing a functional space for both relaxation and culinary pursuits.

With two generously sized bedrooms, this home offers ample space for comfortable living. The bathroom provides a blank canvas for you to create your ideal sanctuary. Notably, the property benefits from a new boiler installed in 2022, ensuring warmth and efficiency for years to come.

Additionally, the cellar offers valuable extra storage, perfect for keeping your living areas clutter-free. The location is particularly advantageous, as it is within walking distance of local amenities, schools, and transport links, making daily life convenient and accessible.

This property is brimming with potential and awaits your personal touch to transform it into a modern haven. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this house on Carr Street is not to be missed.

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

### Kitchen

Entering in from the front of the home, the kitchen has white base and wall units along one side of the room, with a built in oven and hob as well as a sink

and drainer. There is space for a washing machine and fridge freezer.

### Living Room

Overlooking the front of the home, the living room has a feature fireplace as the focal point with shelving in the alcoves. A light and neutral colour scheme compliments the space.

### Cellar

Ideal for additional storage space.

### Bedroom One

A double bedroom with built in wardrobes and a feature wall decorated with a red colour scheme.

### Bedroom Two

A single bedroom with a green feature wall.

### Bathroom

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

### External

The front of the home has a low maintenance garden space with a decked terrace providing an outdoor retreat.

### Directions

For Satnav please use the postcode HD6 4AZ

### 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.

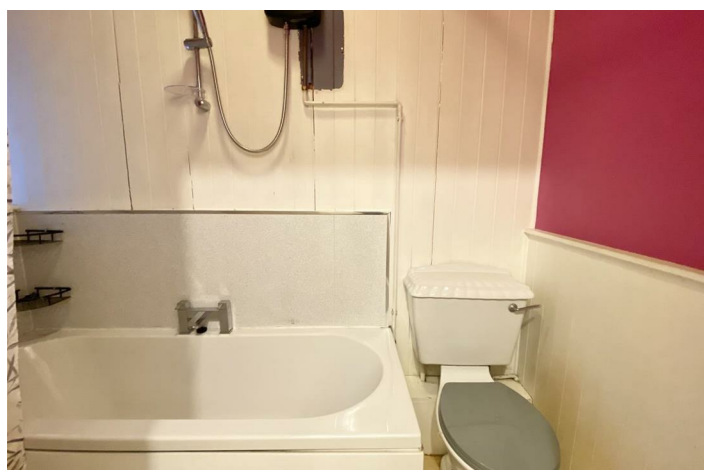
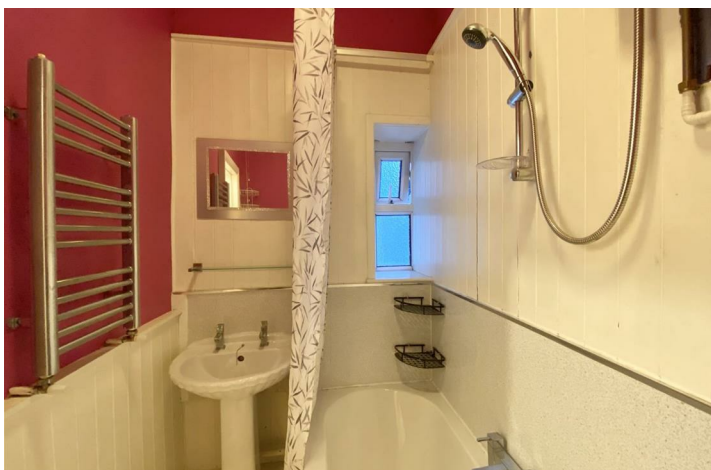
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Peter David Properties

Kitchen

Living Room

Bedroom Two

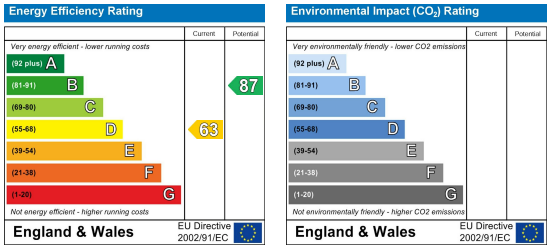
Bedroom One

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



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.