

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 8 Park Close

Brighouse, HX3 8SQ

£260,000



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Lightcliffe, Brighouse, HX3 8SQ

£260,000



This beautifully presented three-bedroom semi-detached house nestled in a tranquil cul-de-sac in Lightcliffe, Brighouse, Calderdale. is a home that has been meticulously prepared to the highest standard, showcasing modern features such as ceiling spotlights and stylish laminate flooring throughout.

The open-plan living and dining area is perfect for contemporary family life, providing a spacious and inviting environment for both relaxation and entertaining. The well-appointed bathroom is a standout feature, complete with the luxury of underfloor heating, ensuring comfort during the colder months.

Situated in a great location, this property is conveniently close to local schools, parks, and various amenities, making it an ideal choice for families. The home not only boasts exceptional internal space but also offers a private garden, a garage, and a driveway, providing ample parking and outdoor enjoyment.

This property truly needs to be seen to be fully appreciated. With its blend of modern living and family-friendly features, this home on Park Close is a wonderful opportunity for those seeking a comfortable and stylish home in a desirable area. Don't miss your chance to view this exceptional property which is offered to the market with No Onward Chain.

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

## Entrance Hall

The entrance hall leads in from the front of the home with built in storage space for coats and shoes and white tiled flooring providing a welcoming and practical entrance space.

## Living Room

A bright open living space overlooking the front of the home with laminate flooring and integrated ceiling spotlights with decorative plasterwork and a white, neutral colour scheme which perfectly brings the property up to date.

## Dining Room

Open plan to the living room and overlooking the rear of the home, the dining room continues with laminate flooring and a white colour scheme with patio doors opening out onto the rear garden.

## Kitchen

The kitchen has light grey base and wall units with wooden worktops and features a built in oven, hob and extractor as well as a stainless steel sink and drainer. and slimline dishwasher. There is space for a free standing fridge freezer and the cupboard under the staircase has space for a washing machine and drier. The boiler was installed in 2019

## Landing

The landing has a window to the side aspect, laminate flooring and new internal grey doors providing access to the bathroom and bedrooms.

## Bedroom One

A double bedroom with integrated wardrobes overlooking the front aspect.

## Bedroom Two

A double bedroom with integrated wardrobes to the rear of the home

## Bedroom Three

A well sized single bedroom to the front of the home which has integrated storage space.

## Bathroom

A new bathroom suite with integrated variable mood lighting, a walk in shower, w/c, hand basin with built in storage, illuminated vanity mirror and heated towel rail. The room has underfloor heating creating a warm and tranquil retreat.

## Garage

Ideal for parking and storage space.

## External

The property has a lawned garden and driveway to the front with a private garden at the rear with a patio and fencing to the borders.

## Directions

For Satnav please use the postcode HX 8SQ

## 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



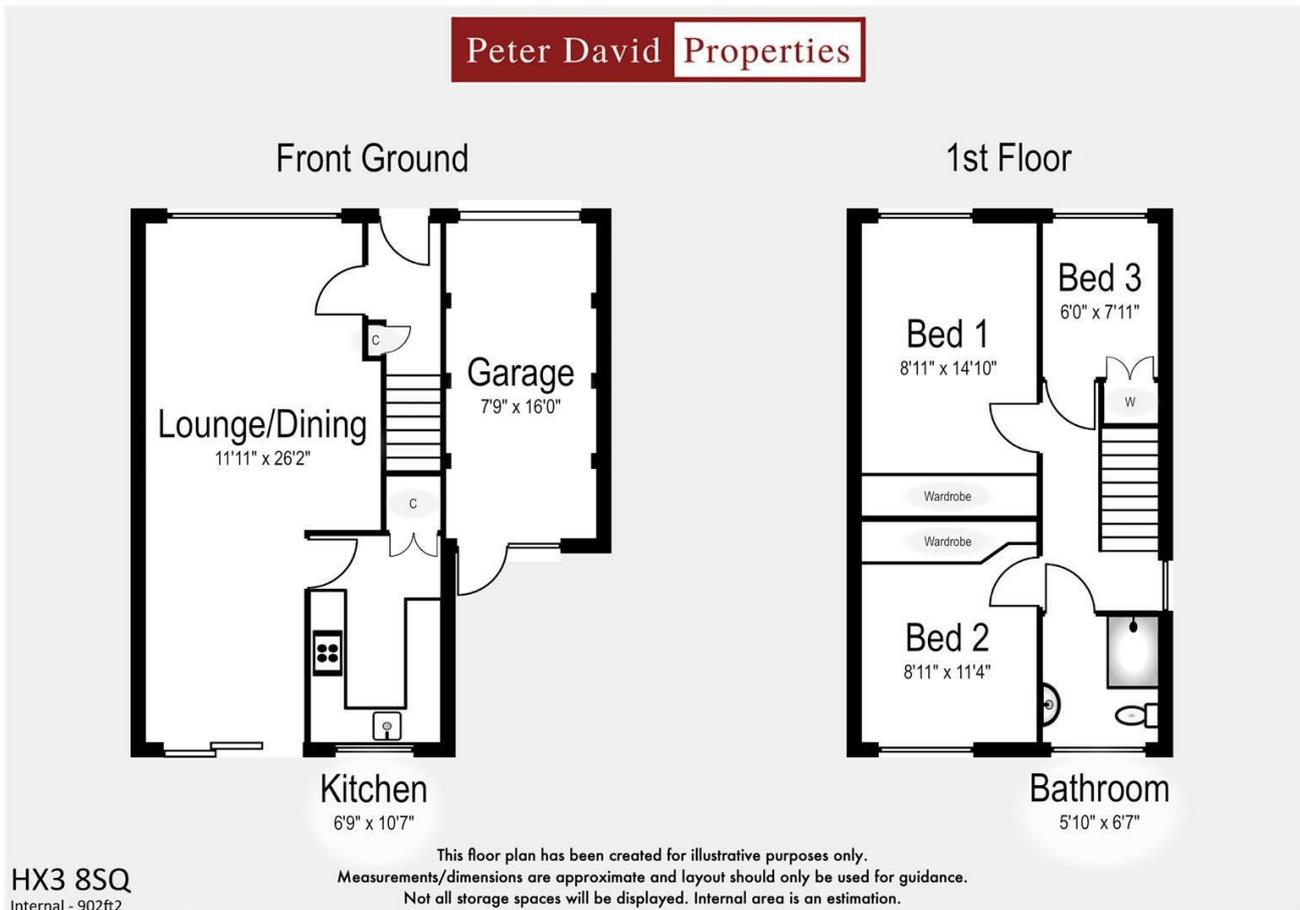
## Hybrid Map



## Terrain Map



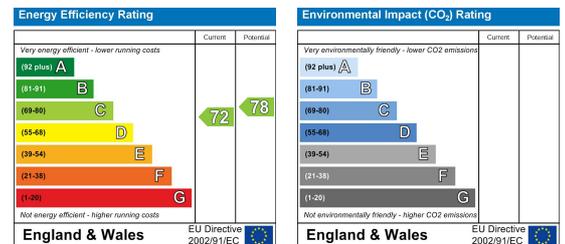
## Floor Plan



## 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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