

Peter David

Properties Ltd

Residential Sales and Lettings



4 Denham Street

Brighouse, HD6 3BA

£140,000

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Rastrick, Brighouse, HD6 3BA

£140,000



Nestled on Denham Street in the charming town of Brighouse, this delightful stone-built terrace house, constructed in 1928, offers a perfect blend of character and modern living. With two double bedrooms, this home is ideal for small families, couples, or individuals seeking a comfortable and stylish abode.

Upon entering, you will be greeted by a well-presented interior that boasts a contemporary kitchen and bathroom, ensuring that you can enjoy modern conveniences while retaining the charm of a period property. The layout is both practical and inviting, making it easy to entertain guests or simply relax in your own space.

The property is ideally situated within easy reach of Brighouse town centre, where you will find a variety of amenities, schools, and excellent transport links, making daily life convenient and enjoyable. Whether you are commuting to work or exploring the local area, you will appreciate the accessibility this location provides.

One of the standout features of this home is the lovely garden to the rear, which serves as a delightful suntrap, perfect for enjoying sunny afternoons or hosting summer barbecues. Additionally, the cellar space offers extra storage or potential for further development, catering to your needs.

With no onward chain, this property is ready for you to move in and make it your own. Do not miss the opportunity to own this charming home in a sought-after location.

*** 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

Leading in from the front of the home, the porch provides

access into the living room and gives space for coats and shoes on arrival.

Living Room

15'5" x 14'1" (4.7m x 4.3m)

Overlooking the front of the home, the living room has a feature gas fireplace and decorative features such as ceiling coving to add character and charm. With a warm colour scheme providing a homely space, this is a perfect environment to relax with the family.

Kitchen

14'1" x 8'6" (4.3m x 2.6m)

Overlooking the rear of the home with a doorway leading out to the garden, the kitchen has white base and wall units with wooden worktops. A cooker and hob are integrated into the units, along with a sink and drainer, and fridge freezer. There is space for a washer and drier as well as ample storage space. The kitchen also provides access down to the cellar.

Cellar

15'5" x 6'6" (4.7m x 2.0m)

A vaulted cellar which has previously been used as a workshop, providing useful storage space.

Bedroom One

15'8" x 14'5" (4.8m x 4.4m)

A well sized double bedroom overlooking the front of the home with built in wardrobes and red maroon carpets.

Bedroom Two

9'2" x 7'10" (2.8m x 2.4m)

A double bedroom overlooking the rear aspect with a light neutral colour scheme and cream carpet.

Shower Room

A modern shower room which is fully tiled with a corner shower, handbasin with storage unit, w/c and heated towel rail.

External

The property has a small courtyard to the front aspect, and a private rear garden with a storage shed and flower bed next to a patio area, perfect for enjoying sunny days.

Directions

For Satnav please use the postcode HD6 3BA

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.

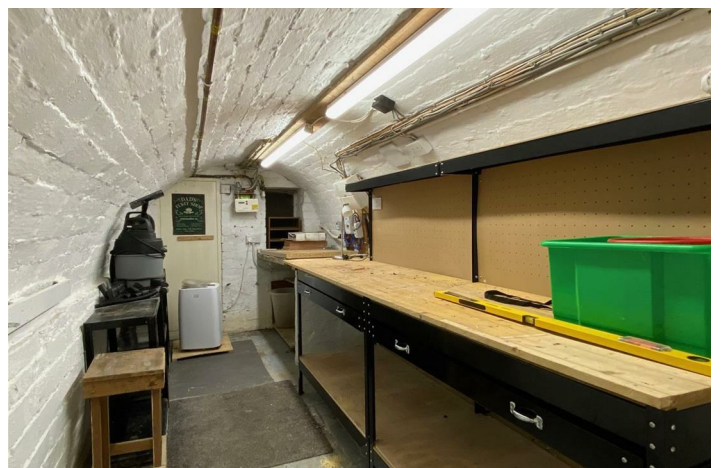
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is

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

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Kitchen

Lounge

Bedroom

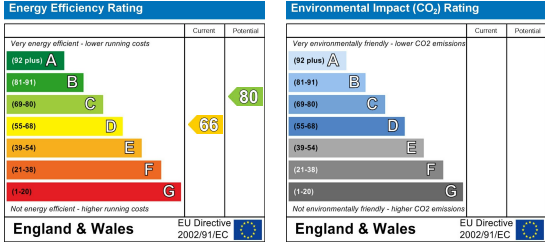
Bedroom

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.