



26 Smithy Carr Lane

Brighouse, HD6 4BG

£165,000



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Nestled on the charming Smithy Carr Lane in Brighouse, this well-presented three-bedroom terraced house offers a delightful blend of comfort and convenience, making it an ideal family home. The property boasts a spacious reception room, perfect for relaxing or entertaining guests.

The three bedrooms provide ample space for family living, while the well-appointed bathroom ensures practicality for everyday use. One of the standout features of this home is the beautifully landscaped rear garden, which includes a patio and a raised terrace, creating an inviting outdoor space for children to play or for hosting summer gatherings.

Situated in an ideal location, this property is conveniently close to local amenities, transport links, and schools, making it perfect for families seeking a vibrant community. With its appealing features and prime location, this home is sure to attract interest. We highly recommend scheduling a viewing to fully appreciate all that this lovely property has to offer.

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

The entrance hallway provides access from the front of the home leading into the living room and on to the kitchen as well as to the staircase and upstairs accommodation.

Living Room

The living room overlooks the front of the home with a feature wood burning stove and lighting integrated

into the fireplace. Decorative coving and a blue feature wall help to elevate the space and provide a focal point

Kitchen Diner

Overlooking the rear of the home, the kitchen diner has white cupboards and wooden worktops with an oven, hob, sink and drainer as well as space for a washing machine. There is access onto the rear garden and ample storage space.

Bedroom One

A well sized double bedroom to the front of the property.

Bedroom Two

A double bedroom to the rear of the home.

Bedroom Three

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

Bathroom

With a walk in shower, hand basin and w/c, the bathroom is tastefully presented in keeping with the home.

External

The property features a low maintenance front garden set behind a stone wall with a path leading to the front door. At the rear is a paved garden with steps leading up to a raised terrace with artificial lawns.

Directions

For Satnav please use the postcode HD6 4BG

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



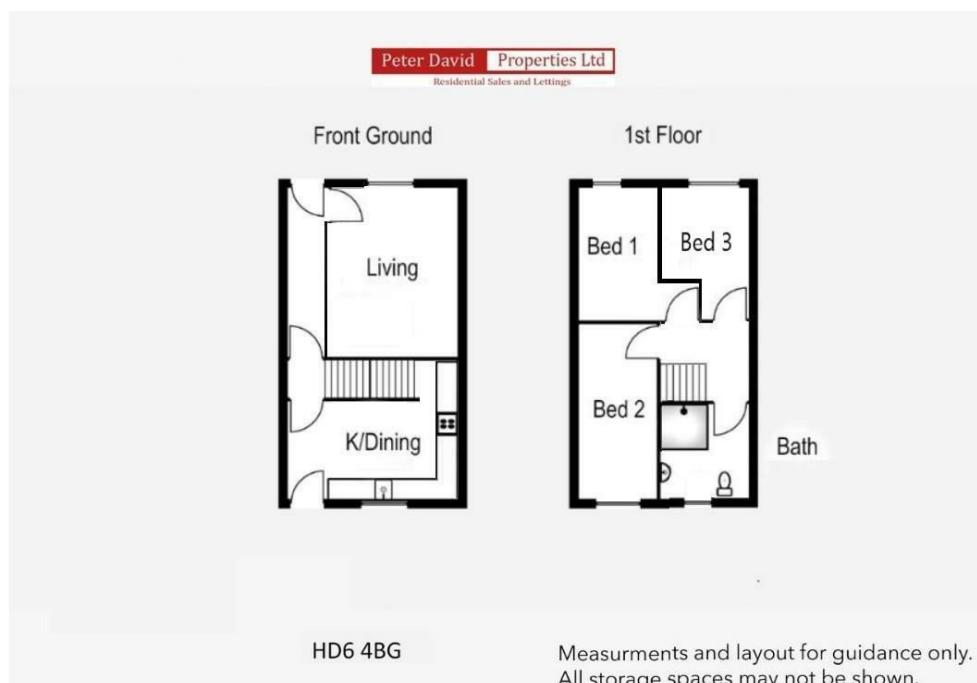
Hybrid Map



Terrain Map



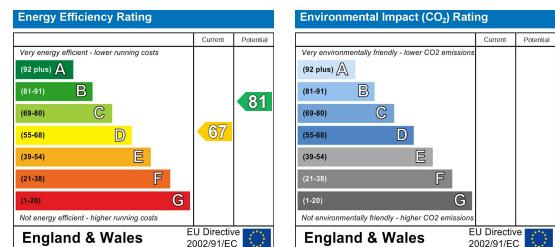
Floor Plan



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



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.