



### 11a Piggott Street

Brighouse, HD6 2DP

**£260,000**



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Waring Green, Brighouse, HD6 2DP

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Nestled on Piggott Street in the charming town of Brighouse, this deceptively spacious end-terrace house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms and three inviting reception rooms, this property is designed for both comfort and functionality. The layout is thoughtfully arranged, allowing for a seamless flow between living spaces, making it perfect for entertaining or simply enjoying quiet evenings at home.

The spacious kitchen is a highlight of the property, offering ample room for culinary creativity and family gatherings. The house is well presented throughout, ensuring that you can move in with ease and start enjoying your new home right away.

One of the standout features of this property is the generous plot adjacent to the home. This space provides exciting possibilities for landscaping, extending the current structure, or even building, all subject to the necessary planning permissions.

Situated in an ideal location, you will find yourself just a stone's throw away from Brighouse town centre, where a variety of shops, cafes, and amenities await. This convenient setting ensures that you can enjoy the best of both worlds: a peaceful residential area with easy access to vibrant local life.

Viewing this property is essential to fully appreciate its charm and potential. Don't miss the chance to make this delightful 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**

Leading in from the front of the home and providing access to the lounge and dining room.

## **Lounge**

Overlooking the front of the home with an elaborate feature

fireplace, decorative coving and a warm beige colour scheme providing a homely environment, the lounge provides a spacious room in which to relax and entertain.

## **Dining Room**

A second well sized reception room which currently houses both a dining table and sofa and is also being used as a second living room showing just how spacious and versatile this room is, the dining room has a grey feature wall, a feature fireplace and decorative coving to add points of interest.

## **Kitchen**

A spacious kitchen to the rear of the home with ceiling spotlights and laminated flooring, grey base and wall units providing ample storage space, as well as a sink and drainer, built in oven and hob, space for a washing machine and drier and a built in dishwasher.

## **Snug**

A third ground floor reception room overlooking the garden to the side and rear of the property with French doors providing external access.

## **Bedroom One**

A well sized double bedroom overlooking the front of the home with grey carpets and plenty of floorspace.

## **Bedroom Two**

A second double bedroom to the front of the property with an ornate fireplace and grey carpets and fitted wardrobes.

## **Bedroom Three**

A well sized single bedroom to the front of the home with a grey colour scheme which currently has bunk beds.

## **Bathroom**

A spacious bathroom suite with a bath tub, over bath shower, hand basin and w/c.

## **External**

The property has a low maintenance rear garden with decking and fencing to the borders. There is a large plot to the side of the property which is currently going through

planning to build a detached home however this could also be landscaped and used as a large garden space or used for alternative developments such as off road parking subject to planning.

### Planning

The latest planning application status for the plot next to the property (which is included as part of the sale) can be viewed under Calderdale planning portal with reference: 23-01297-FUL 5

Proposed plans are to build a detached three bedroom home with an integral garage.

### Directions

For Satnav please use the postcode HD6 2DP

### 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.



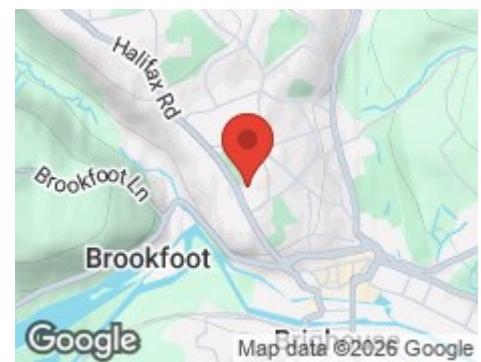
## Road Map



## Hybrid Map



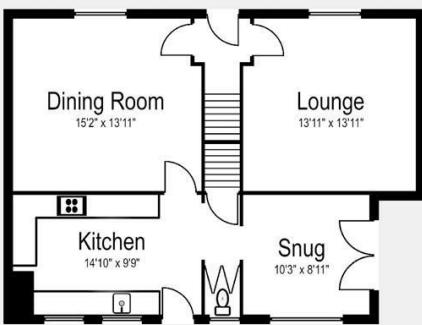
## Terrain Map



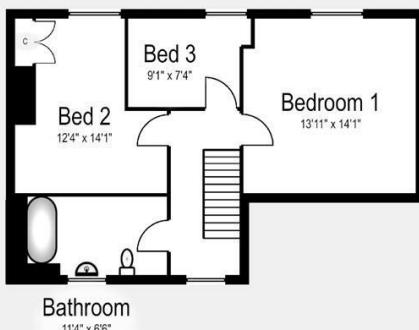
## Floor Plan

Peter David Properties

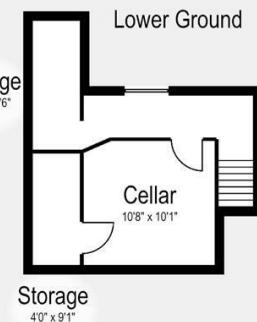
Front Ground



1st Floor



Lower Ground



HD6 2DP

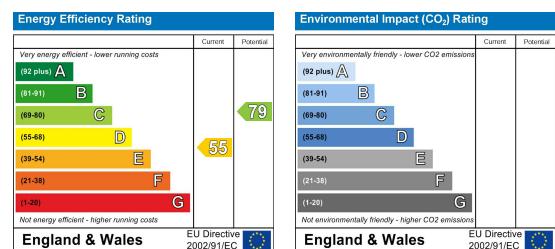
Internal - 1532ft<sup>2</sup>

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.