

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 3 Bonegate Court

Brighouse, HD6 1SS

£109,950



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Peter David Properties present to the market this one bedroom terraced property, conveniently located in Brighouse. The property briefly comprises: an open plan kitchen living room, a cellar, a double bedroom and a bathroom. Externally there is a small patio area to the front aspect. The property is ideally situated within walking distance of Brighouse Town Centre and all local amenities within, with good transport links. Contact Peter David Properties to arrange your viewing today.

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

## Entrance

Providing access to the open plan kitchen living room, with steps to the first floor accommodation.

## Open Plan Kitchen Living Room

15'3x13'1 (4.65mx3.99m)

Positioned to the front of the property is the living room, with a window to the front aspect and space for furniture. The open plan kitchen has matching wall and base units, worktops, tiled splashbacks, stainless steel sink and drainer, extractor fan, space for American style fridge freezer and space for freestanding furniture.

## Cellar

A dry cellar, with storage space, electric supply and housing the combi boiler.

## Bedroom One

15'2x9'2 (4.62mx2.79m)

A double bedroom, with fitted wood wardrobes and a window to the front elevation.

## Bathroom

8'8 x 6'7 (2.64m x 2.01m)

Comprising: a WC, hand basin, bath with shower head and a heated towel rail. With a frosted window to the front of the property.

## External

Externally, to the front of the property is a small patio area and space for off road parking.

## Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

## Directions

For Satnav please use the postcode HD6 1SS.

## 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.

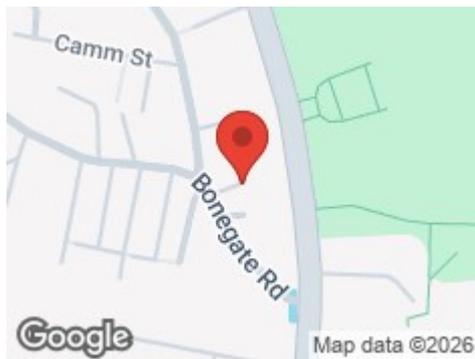
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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



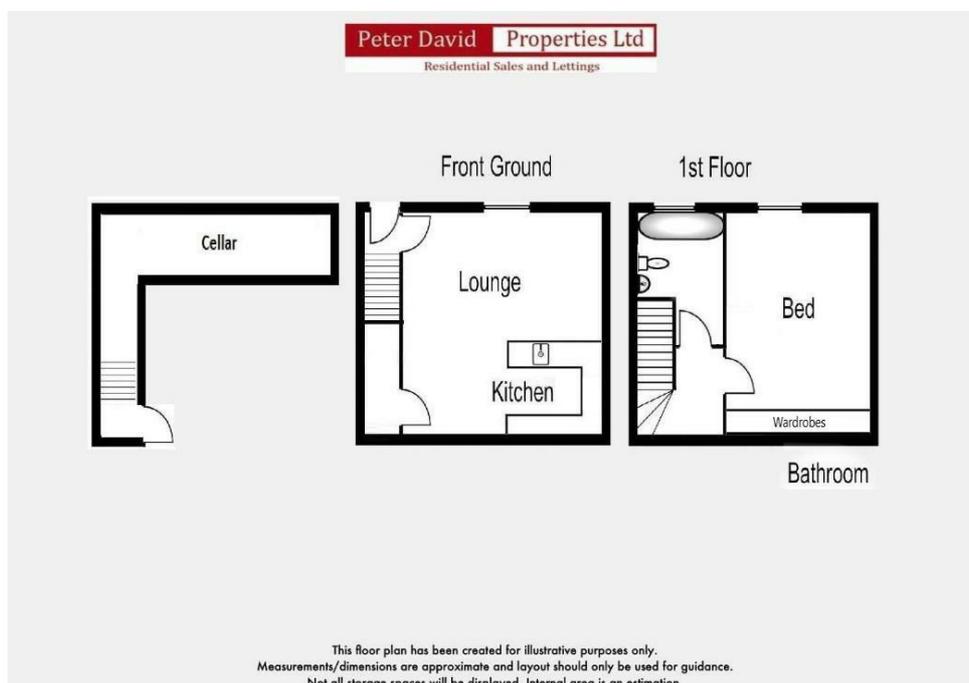
## Hybrid Map



## Terrain Map



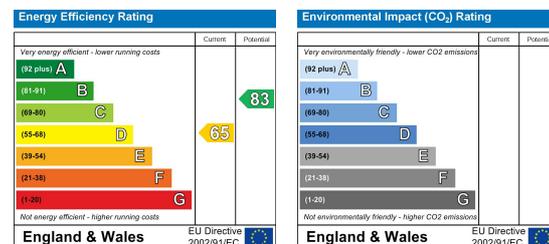
## Floor Plan



## 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.