

# Peter David

# Properties Ltd

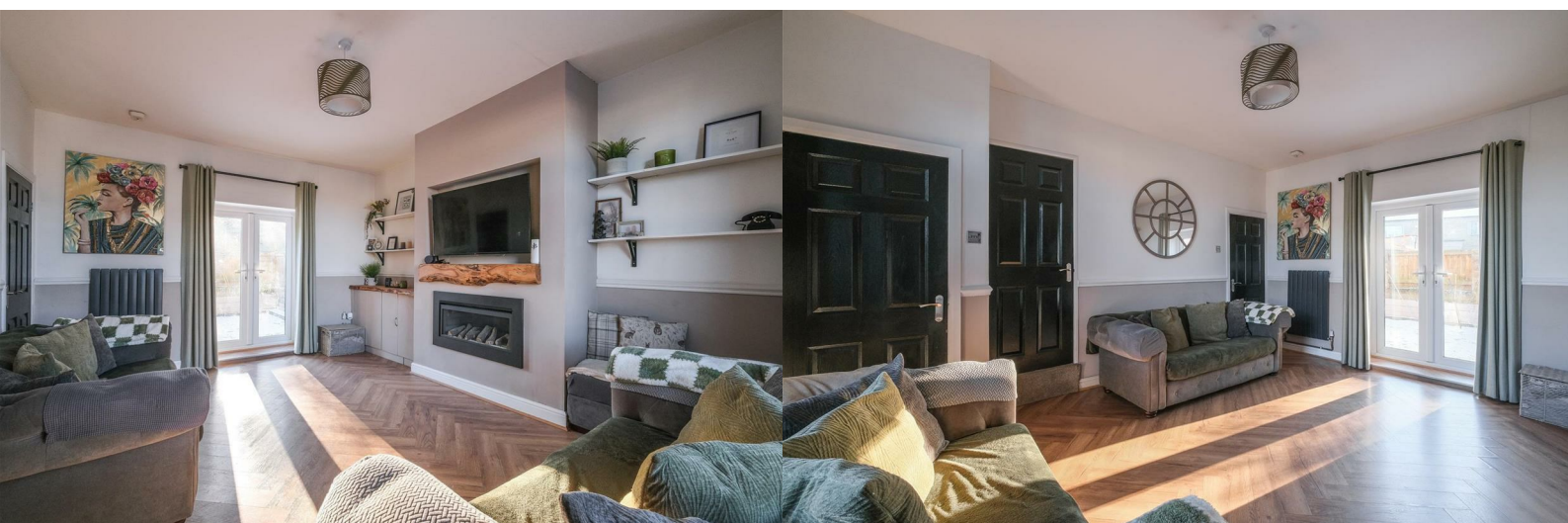
Residential Sales and Lettings



## 17 Half House Lane

Brighouse, HD6 2PH

£210,000



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**£210,000**



Situated on the charming Half House Lane in Brighouse, this semi-detached house presents a wonderful opportunity for those seeking a modern and inviting family home. With three bedrooms and a thoughtfully designed reception room and kitchen, this property has been lovingly decorated throughout, creating a warm and welcoming atmosphere.

One of the standout features of this home is the delightful south-facing rear garden, which serves as a perfect suntrap, ideal for enjoying sunny afternoons. The garden boasts a decked terrace area, providing an excellent space for outdoor entertaining or simply relaxing in the sun.

Conveniently situated, this property is in close proximity to reputable local schools, making it an excellent choice for families. Additionally, the vibrant town of Brighouse is just a short distance away, offering a variety of shops, supermarkets, and transport links, ensuring that all your daily needs are easily met.

We highly recommend scheduling a viewing to fully appreciate the generous space and the inviting character this home has to offer. This property is not just a house; it is a place where memories can be made.

## **Living Room**

A lovely bright and spacious living room with a window overlooking the front aspect and French doors opening out onto the rear garden. The room benefits from stylish flooring and a media wall in the chimney breast providing the focal point with a built

in feature fireplace and space for a wall mounted television. A light and neutral colour scheme perfectly compliments the space.

## **Kitchen**

With a window to the front aspect and a door out onto the rear garden, the kitchen also has a dual aspect allowing natural light to flood the space. With wooden worktops and plenty of cupboard space, this kitchen adds a modern touch to the home. Ceiling spotlights and laminate flooring elevate the space which features a cooker and extractor, a fridge, a sink and space for a washing machine.

## **Bedroom One**

A double bedroom to the front aspect with built in wardrobes.

## **Bedroom Two**

A second double bedroom with built in storage space.

## **Bedroom Three**

A single bedroom currently used as a dressing room with panelling to the walls.

## **Bathroom**

Tastefully finished with grey tiling, the bathroom has a bath tub with over bath shower, a hand basin and w/c as well as a heated towel rail.

## **External**

A south facing garden to the rear of the home has a decked terrace area and acts as a perfect low maintenance outdoor space on sunny days. There is also a small courtyard to the front of the home providing a welcoming space on approaching the home.

## Directions

For Satnav please use the postcode HD6 2PH

## 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.

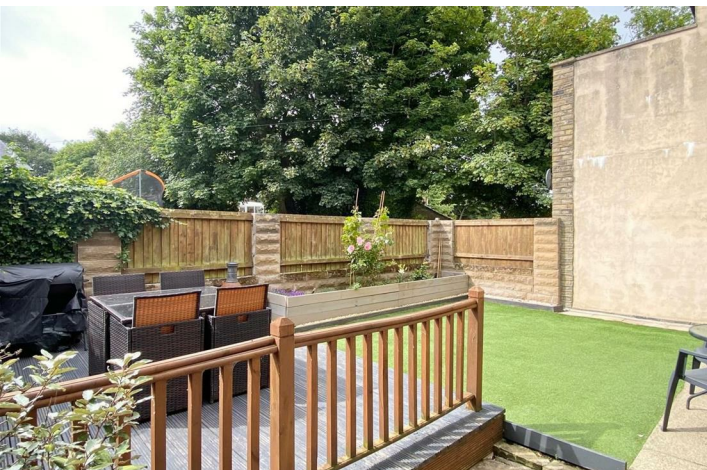
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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



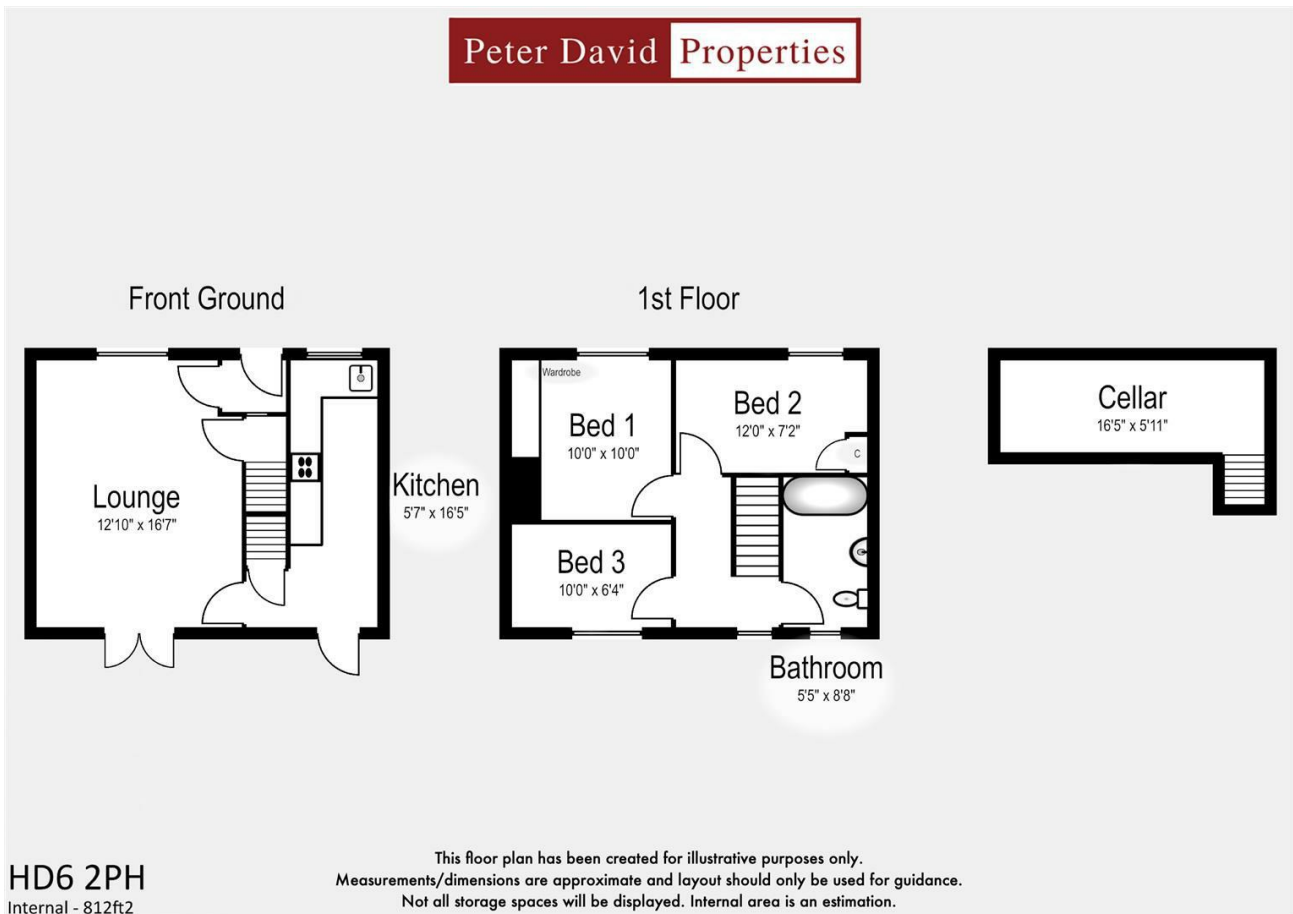
## Hybrid Map



## Terrain Map



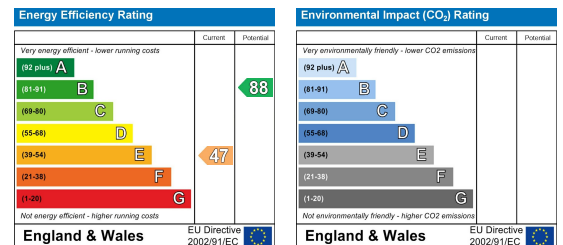
## Floor Plan



## 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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