

Peter David

Properties Ltd

Residential Sales and Lettings



79 Wakefield Road

Brighouse, HD6 1QJ

£120,000



79 Wakefield Road

, Brighouse, HD6 1QJ

£120,000



Located on Wakefield Road in the charming town of Brighouse, this well-presented terraced house offers a delightful living experience. With two bedrooms and a modern bathroom that includes a built-in utility space, this home is perfect for small families or professionals seeking comfort and convenience.

The property features a generously sized living room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The kitchen is equally well-proportioned, offering ample space for culinary pursuits.

One of the standout features of this home is the large rear garden, which not only provides a lovely outdoor space for leisure and gardening but also holds the potential for off-road parking, a rare find in terraced properties.

Situated in close proximity to Brighouse town centre, residents will enjoy easy access to a variety of local amenities, shops, and transport links, making daily life both convenient and enjoyable.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to downsize, this charming home on Wakefield Road is an opportunity not to be missed.

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

Entrance Porch

Leading in from the front of the home, the entrance porch leads on into the living room and provides space for coats and shoes on arrival.

Living Room

Overlooking the front aspect, the living room has an electric fireplace with beige carpets and a warm neutral colour scheme. A ceiling rose and wall mounted lighting add further points of interest.

Kitchen Diner

Situated to the rear of the home, the kitchen diner has wooden base and wall units, a stainless steel sink and drainer, space for a cooker and access outside as well as down to the cellar.

Cellar

Ideal for additional storage space.

Bedroom One

A double bedroom to the front of the home with a grey colour scheme and built in wardrobes.

Bedroom Two

A well sized single bedroom with built in storage.

Bathroom

A spacious three piece bathroom suite with grey tiled splashbacks and a white colour scheme. With a bath tub, over bath shower, hand basin and w/c as well as a heated towel rail.

Utility

Accessed in the bathroom, with space for a washer and drier.

External

To the front of the property stone steps lead up past a garden and patio area to the front door. There is a passageway next door but one which can be used to access the rear of the property and steps lead up to the garden at the back. The rear garden is sloped with lawns stretching away from the home and a parking space to the rear.

There is potential to add steps and make this a more useable space should the new owners wish to do so.

Directions

For Satnav please use the postcode HD6 1QJ

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.

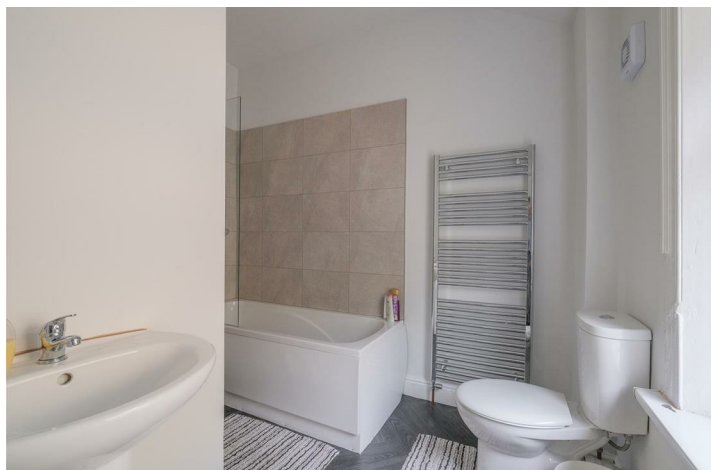
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the

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.



Wakerfield Rd
Clifton Common

bus, Landsat / Copernicus, Maxar Technologies

Peter David Properties Ltd
Residential Sales and Lettings

The floor plan consists of three main sections:

- Ground Floor:**
 - Lounge:** 14'9" x 14'9"
 - Kitchen (K):** 11'10" x 7'10"
 - Cellar:** 14'9" x 11'6"
- First Floor:**
 - Bedroom (B1):** 8'10" x 13'7"
 - Bathroom (B2):** 5'7" x 10'6"
 - Utility Bath:** 8'10" x 9'0"

HD61QJ
Internal - 773ft2

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.

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2010/31/EU

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2010/31/EU

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.