

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 9 Woodland Square

Brighouse, HD6 1ND

**£140,000**



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Off Birds Royd Lane, Brighouse, HD6 1ND

**£140,000**



Nestled at the end of Woodland Square, Brighouse, this delightful cottage offers a perfect blend of comfort and convenience. With two double bedrooms, this property is ideal for couples, small families, or those seeking a peaceful retreat close to the heart of Brighouse.

The open plan living space is designed for modern living, providing a warm and inviting atmosphere for both relaxation and entertaining. Natural light floods the area, enhancing the cottage's welcoming feel. The well-appointed bathroom adds to the practicality of the home, ensuring all your needs are met.

One of the standout features of this property is the low maintenance south-facing courtyard, perfect for enjoying sunny afternoons or hosting small gatherings. Additionally, the property includes parking space for multiple vehicles, a valuable asset in this desirable location.

Situated just a short stroll from Brighouse town centre, residents will benefit from easy access to local shops, transport links, and various amenities. This prime location allows for a balanced lifestyle, combining the tranquillity of cottage living with the vibrancy of town life.

With no onward chain, this property is ready for you to move in and make it your own. A viewing is highly recommended to fully appreciate the charm and potential this cottage has to offer. Don't miss the opportunity to secure this lovely home in a sought-after area.

## Open Plan Living Kitchen

A spacious open plan living room with a feature electric fireplace providing the focal point with stone surround. Light grey carpets and grey walls provide a light and neutral colour scheme and a large bay window allows ample natural light to flood the space. There is plenty of floorspace for furniture. The kitchen has modern wooden base and wall units providing ample work surface and storage space. There is a built in oven and gas hob, and undercounter fridge as well as space for a washing machine. A stainless steel sink and drainer is situated overlooking the front garden. Ceiling spotlights help to elevate the space and a storage cupboard provides handy space and has plumbing installed for a downstairs w/c should you wish.

## Bedroom One

A double bedroom with a pink feature wall, light brown carpet, spot lamps and a pendant light and a large built in cupboard providing useful storage space.

## Bedroom Two

Overlooking the front of the home, the second double bedroom has a green colour scheme, spot lamps and pendant lighting, a wall mounted radiator and beige carpet.

## Bathroom

Tastefully tiled with a bath tub, over bath shower, w/c and handbasin, the bathroom has ceiling spotlights and an extractor fan.

## External

The property has a south facing courtyard which has a gated entrance providing access for vehicles should

you decide to use it as a driveway. In addition there are two further parking spaces belonging to the property.

### Directions

For Satnav please use the postcode HD6 1ND

### 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

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**Lounge / K**  
20'8" x 15'1"

**B1**  
9'6" x 11'10"

**B2**  
11'0" x 9'6"

**Bath**  
6'7" x 5'7"

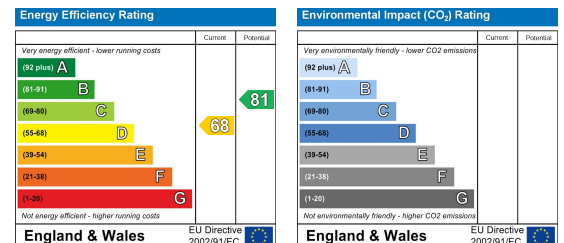
**HD61ND**  
Internal - 621ft<sup>2</sup>

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.