

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 27 Garden Road

Brighouse, HD6 2AX

£225,000



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Hove Edge, Brighouse, HD6 2AX

£225,000



Nestled on Garden Road in the charming town of Brighouse, this delightful three-bedroom end terrace house presents an excellent opportunity for families seeking a comfortable and convenient home. The property boasts two spacious reception rooms, perfect for both relaxation and entertaining, alongside a kitchen that enhances the overall living experience.

The layout of the house is designed to accommodate the needs of a growing family, with ample space for everyone to enjoy. The three bedrooms provide a peaceful retreat, while the bathroom is conveniently located to serve the household.

Outside, the property features off-road parking for one vehicle, ensuring ease of access. The low-maintenance garden to the rear offers a lovely outdoor space for children to play or for hosting summer gatherings, without the burden of extensive upkeep.

Situated close to local schools and amenities, this home is ideally positioned for families looking to settle in a friendly community. With its practical features and inviting atmosphere, this property is a must-see. We highly recommend scheduling a viewing to fully appreciate all that this lovely home has to offer.

## Entrance Hallway

Leading in from the front of the home, the entrance hallway leads into the living room and on into the dining room.

## Living Room

Overlooking the front of the property, the living room has an ornate feature gas fireplace as a focal point and a bay window allowing plenty of natural light into the space. Covling to the ceiling adds further points of interest and the red carpet perfectly compliments the room.

## Dining Room

To the rear of the home, the dining room overlooks the garden and leads into the kitchen. With a yellow feature wall and green carpet, the room provides a spacious reception room for dining and entertaining guests.

## Kitchen

The kitchen has an external door leading out onto the garden. The room comes complete with a cooker and hob, sink and drainer and there is space for a washing machine and undercounter fridge and freezer.

## Bedroom One

A double bedroom to the front of the home with plenty of space for bedroom furniture and a light pink colour scheme.

## Bedroom Two

A second double bedroom to the rear of the property, with built in wardrobes and a neutral colour scheme.

## Bedroom Three

A single bedroom to the front of the home currently used as a craft room.

## Bathroom

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

## External

With a driveway to the front of the home providing off road parking, a pathway down the side to the rear garden with its pebbled patio area and shed.

## Directions

For Satnav please use the postcode HD6 2AX

## 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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HD62AX  
Internal - 916F2

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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