



'Swedana' Knowles Road

, Brighouse, HD6 3RN

£495,000



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Perfectly located on a quiet, treelined residential street in a sought-after area of Brighouse, with easy access to transport links, local schools and amenities. This is an amazing opportunity to purchase a unique and spacious four- bedroom detached home with no onward chain.

'Swedana' nestles within private landscaped gardens, accessed via a generous block paved driveway which has parking for numerous vehicles. There is also a spacious, detached double garage with electrically operated up and over door.

On entering Swedana, you will find the perfect environment in which to relax and entertain with two large reception rooms, a fabulous kitchen diner and separate utility room. The ground floor also has a tastefully tiled family bathroom and two bedrooms, offering the flexibility to be used for home working.

Upstairs, a spacious landing leads to two very large double bedrooms, each having fitted wardrobes with additional storage behind. The impressive master has the advantage of a private balcony which overlooks the garden. There is a further shower room and additional walk-in fully shelved storage room.

Should you require further family space the thirty five foot attic has huge potential to be converted, as does possible reconfiguration of the extremely spacious upstairs bedrooms.

The property is immaculately presented, ready to move into and benefits from a full re-wire in 2024 with new circuit board and energy saving LED lighting throughout. It comes with the benefit of a recently serviced and safety checked boiler and gas fire.

Please contact us to arrange your viewing. Full internal accommodation comprises:

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

Entrance Hallway

The spacious entrance hallway leads onto the ground floor accommodation, and features an open stairway to the first floor.

Living Room

With large windows overlooking the side and rear garden, this well sized living room has wooden panelled ceiling, LED spotlights, a cream carpet and a features a stone fireplace with gas fire.

Dining Room

Overlooking the front and side of the property this light and airy room features the same colour scheme and decor to the living room and offers flexibility of use for your purposes. Door access leads to the covered front patio area offering outside dining and leisure space in the summer months.

Kitchen Diner

A modern fitted kitchen with high gloss ivory coloured base and wall units featuring soft closing doors and black quartz worktops. In-built appliances include a microwave, oven, fridge and freezer and induction hob with an extractor above. Overlooking the front garden, there is space for a dining table and access onto the utility room.

Utility

The utility features a continuation of the ivory kitchen cupboards which house the boiler and storage and plenty for larger items such as ironing board, vacuum cleaner etc. There is plumbing for a washing machine and side by side drier with work surface over. An external door leads outside to the driveway.

Bedroom Three

A ground floor bedroom overlooking the rear garden.

Bedroom Four

Another ground floor bedroom overlooking the rear garden.

Ground Floor Bathroom

With a fitted white suite including bath tub, bidet, basin and w/c.

Landing

A very spacious landing gives access to the attic via a drop down ladder which has further potential for development or storage.

Bedroom One

A full width impressive master bedroom suite features built in wardrobes and access out onto the private balcony overlooking the front garden.

Bedroom Two

Again the full width double bedroom overlooks the rear of the property and has built in wardrobes and offers ample space for reconfiguration should you require.

First Floor Shower Room

With a shower, basin and w/c.

Linen Cupboard / Walk in Storage Room

Fully shelved useful storage offering the potential for many uses.

Garage

A well sized double garage with remote up and over door, giving the flexibility of use for parking and storage space.

External

The property is surrounded by mature gardens with lawns to the front side and rear, landscaped with mature border plants. A driveway to one side of the home leads onto the double garage.

Directions

For Satnav please use the postcode HD6 3RN

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.

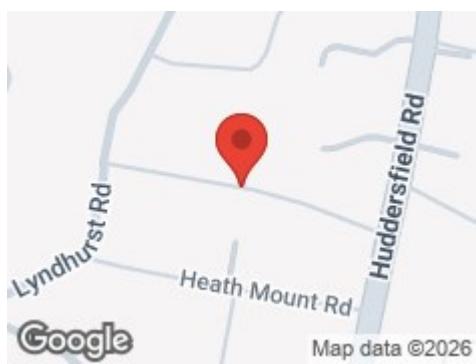
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.**



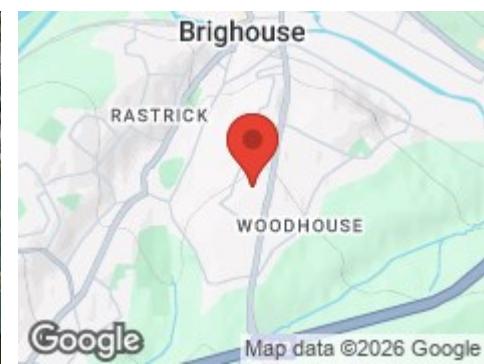
Road Map



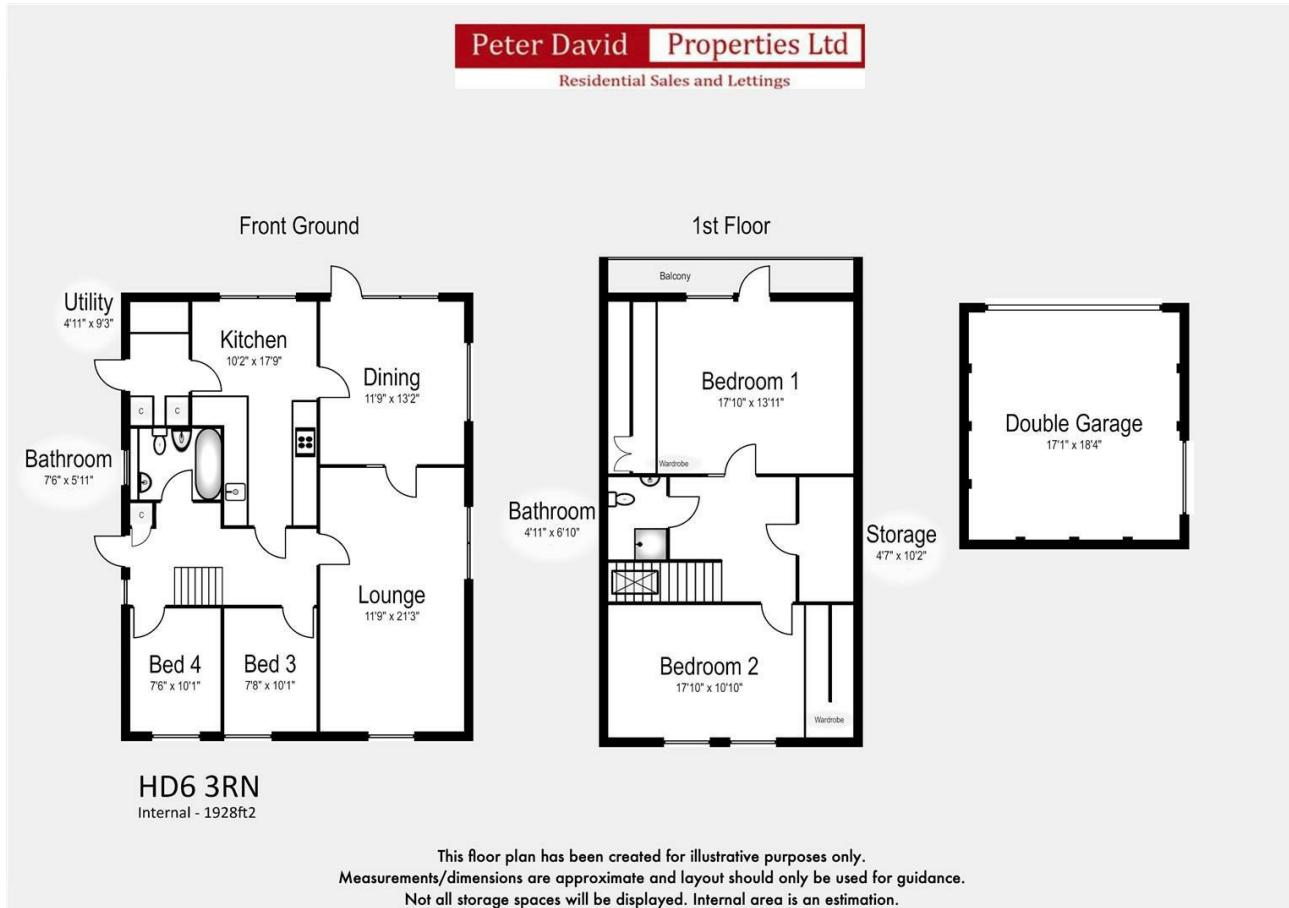
Hybrid Map



Terrain Map



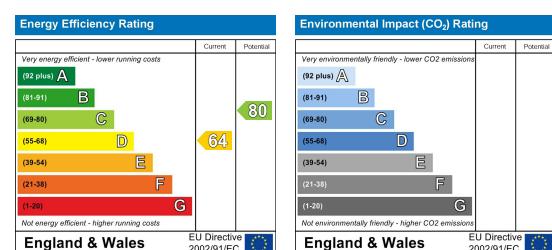
Floor Plan



Viewing

Please contact us on 01422 415776 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.