

Peter David

Properties Ltd

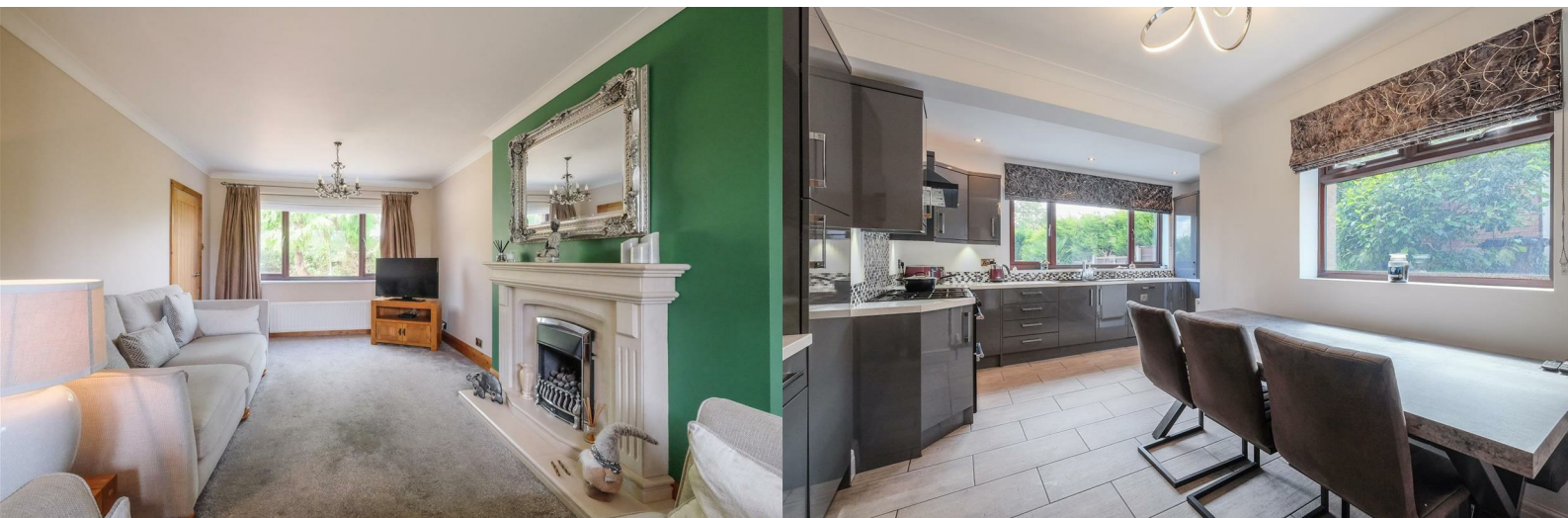
Residential Sales and Lettings



2 Coach Road

Brighouse, HD6 2LX

£345,000



2 Coach Road

Hove Edge, Brighouse, HD6 2LX

£345,000



Nestled on the desirable Coach Road in Brighouse, this charming semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, as well as an additional attic room accessible via a fixed staircase, which provides versatile space that can be tailored to your needs, whether as a home office, playroom, or guest accommodation. This spacious home is ideal for families or those seeking extra room to grow. The property also boasts a thoughtfully designed open kitchen diner, perfect for entertaining guests or enjoying family meals.

It is not only the interior of the home which is well presented - Outside, the landscaped garden is a true highlight, featuring a delightful decking area and a luxurious hot tub, creating an oasis for relaxation and outdoor entertaining. The property also benefits from a driveway and garage, providing ample parking space.

Situated in a sought-after location, this home is conveniently close to local schools, amenities, and a nearby golf club, making it an excellent choice for those who value community and convenience. This semi-detached house on Coach Road is not just a property; it is a place where cherished memories can be made. Don't miss the opportunity to make it your own.

****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

Providing access to the property via a PVCu door to the front aspect. Benefitting from a useful storage cupboard with built in shelving for shoes and coats, and solid wooden doors throughout.

Kitchen

A modern open kitchen and dining room which has dual aspect windows and an external door. Comprising: matching grey gloss wall and base units with an integral dishwasher and a large fridge, a composite 1½ sink and drainer, a

Belling range cooker, tiled splash backs, and a spotlight ceiling.

Cloakroom

A cloak room with a WC and a hand basin. Window to the side aspect.

Living Room

A large and spacious living room benefitting from a living flame gas fire set in a Portuguese limestone hearth and surround. With neutral carpet, patio doors into the rear garden, and a window to the front aspect.

Landing

Providing access to the first floor. Window to the side elevation.

Bedroom One

A spacious master bedroom with neutral carpet and décor and a window to the front elevation.

Bedroom Two

A second double bedroom with neutral carpet and décor and a window to the rear elevation.

Bedroom Three

A good size single bedroom with a window to the rear elevation.

Bathroom

A well sized bathroom comprising: a hand basin encased in a large vanity storage unit, a WC, and a large walk in shower with dual shower head. Benefitting from a tiled floor, part tiled walls, and a window to the front elevation.

Attic

The attic room is currently being used as a large double bedroom, with built in wardrobes and eaves storage. With two Velux windows allowing plenty of natural light. Please note: this room does not have building regulations to classify as a bedroom.

External

The property benefits from a pleasant garden to the front

with mature trees and shrubbery. There is also an off road parking space leading to a detached garage (which has plumbing for a washing machine). To the rear, there is an enclosed rear garden which has a patio area for entertaining, an artificial lawn, pleasant shrubbery, and a decked area. There is also a hot tub which is available to purchase with separate negotiation.

Directions

For Satnav please use the postcode HD6 2LX.

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



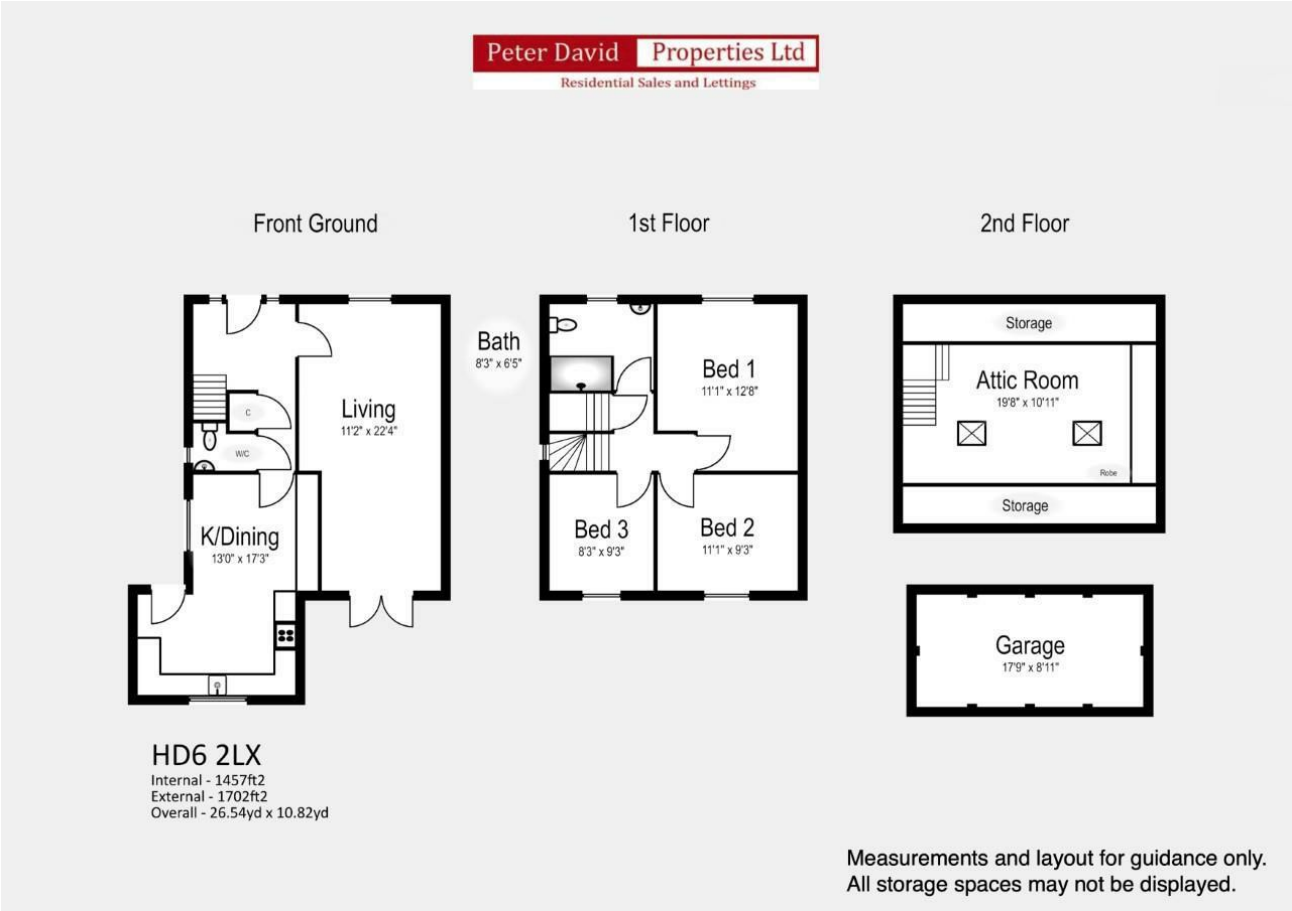
Hybrid Map



Terrain Map



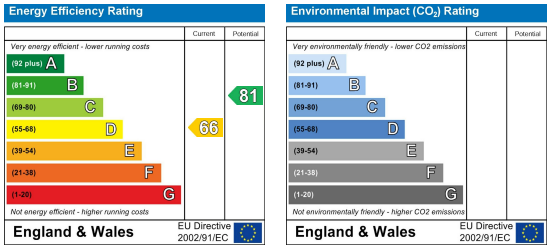
Floor Plan



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



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.