

Peter David

Properties Ltd

Residential Sales and Lettings



24 York Street

Brighouse, HD6 3AZ

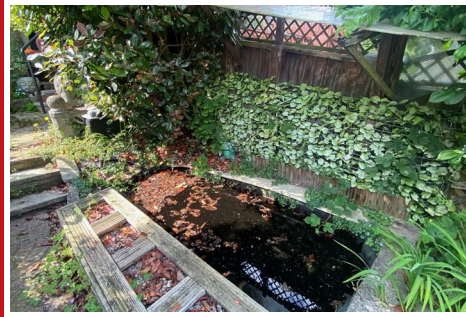
£90,000



24 York Street

Rastrick, Brighouse, HD6 3AZ

£90,000



Tucked away on York Street in Brighouse, this charming back-to-back one-bedroom house offers a surprisingly spacious layout that is perfect for those seeking a comfortable home. The property is conveniently located within walking distance of the vibrant town centre, making it an ideal choice for first-time buyers and investors alike.

As you enter, you will find an open-plan living space that flows into a conservatory, providing an abundance of natural light and a lovely area to relax. The home features a private garden, which serves as a tranquil outdoor retreat, complete with a serene pond and mature plants that enhance the peaceful atmosphere.

While the property is in need of modernisation, it presents an excellent opportunity for those looking to put their own stamp on a home. The spacious cellar and pantry offer ample storage solutions, while additional wardrobe space on the landing ensures that practicality is not overlooked.

This property is a hidden gem, combining potential with a desirable location. Whether you are looking to invest or seeking your first home, this one-bedroom house on York Street is certainly worth considering.

****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

An external storm porch leads up to the front door for convenience on arrival to the property.

Open Plan Living Kitchen

A spacious living room with a kitchen fitted along the back wall. A feature fireplace provides the focal point and white base and wall units provide storage space in the kitchen along with a cooker, sink and space for a washing machine.

Conservatory

The conservatory overlooks the garden providing plenty of natural light.

Pantry / Cellar

Accessed from the living room, the pantry provides an ideal storage space and leads into a vaulted cellar which currently houses a fridge and freezer.

Bedroom

A double bedroom overlooking the garden with plenty of space for bedroom furniture.

Wardrobe Space

Accessed from the landing there is space for wardrobes or storage.

Bathroom

With a bath tub, over bath shower hand basin and w/c.

External

A private fenced garden with mature trees and a pond.

Directions

For Satnav please use the postcode HD6 3AZ The property is accessed from a pathway on York St.

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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Cellar

Open Living Kitchen

Conservatory

Storage

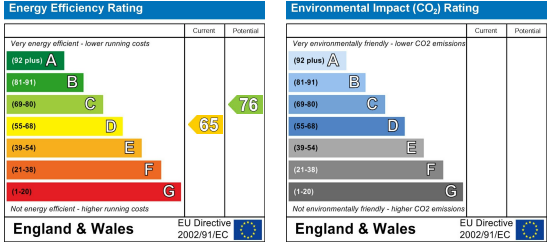
Bedroom

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.