

# Peter David

# Properties Ltd

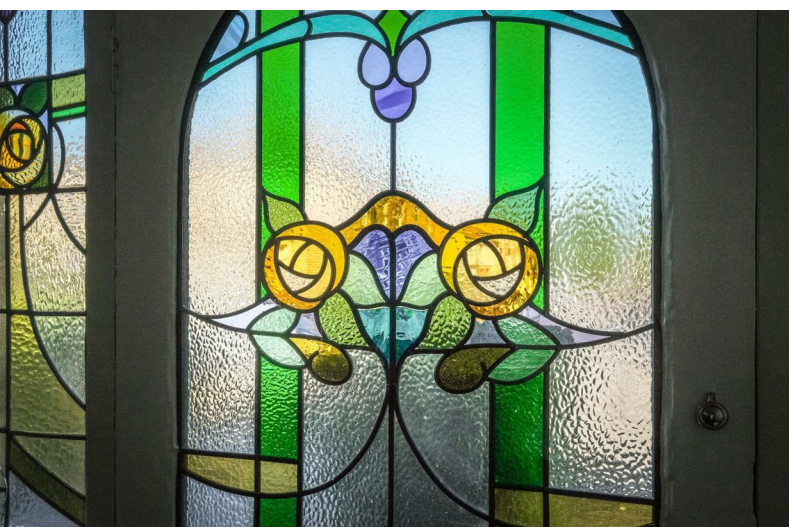
Residential Sales and Lettings



## 49 Halifax Road

Brighouse, HD6 2AQ

**£450,000**



# 49 Halifax Road

, Brighouse, HD6 2AQ

**£450,000**



Perfectly located on Halifax Road in the charming town of Brighouse, this deceptively spacious terraced house presents an excellent opportunity for growing families. Boasting four well-proportioned bedrooms and two bathrooms, this property offers ample accommodation spread over three floors, ensuring plenty of space for everyone.

The top floor features a delightful annexe complete with its own kitchen, making it an ideal retreat for older children, guests, or even as a home office. The two reception rooms provide versatile living spaces, perfect for both relaxation and entertaining.

The property is well presented throughout, showcasing its character while providing a warm and inviting atmosphere. Outside, you will find a lovely garden, perfect for enjoying the fresh air, along with off-road parking for two vehicles.

Situated within walking distance of Brighouse town centre, residents will benefit from easy access to a variety of shops, cafes, and local amenities. This home is offered for sale with no onward chain, making it an attractive option for those looking to move swiftly into their new abode.

In summary, this four-bedroom terraced house on Halifax Road is a wonderful family home that combines space, character, and a prime location, making it a must-see for prospective buyers.

## Entrance Hallway

A spacious hallway leading in from the front of the home with tall ceilings and period decorative features. The front door and internal doors have stained glass windows adding to the character and charm on arrival and a mahogany staircase leads to the first floor accommodation.

## Living Room

Overlooking the front aspect, this well proportioned living room features a large bay window allowing plenty of natural light. A gas feature fireplace provides the focal point and ornate coving and plasterwork add further points of interest.

## Dining Room

The dining room overlooks the rear of the home with French doors opening out onto the garden. Oak parquet flooring adds a touch of elegance and a woodburning stove is the centre piece.

## Kitchen

The kitchen overlooks the rear of the home and features a central island and breakfast bar with two sinks and a dishwasher, as well as the Siemens induction hob and built in Neff microwave, the kitchen has a built in Bosch dishwasher, Smeg cooker hood and 2 Neff ovens

## Cellar

A spacious cellar providing useful storage space with potential for further development should you wish.

## Bedroom One

Overlooking the rear of the home, this well sized master bedroom features built in storage space and has access onto the en-suite.

## En-Suite

With a dark grey colour scheme, a corner shower, hand basin and w/c.

## Bedroom Two

A large double bedroom overlooking the front of the home with an ornate feature fireplace and a deep blue colour scheme.

## Bedroom Three

A double bedroom to the front aspect currently used as a study with a white colour scheme and laminate flooring.

## Bathroom

A four-piece bathroom suite with a walk in shower, bath tub, hand basin and w/c. Fully tiled with ceiling spotlights.

## Bedroom Four / Annexe

Taking the entirety of the second floor, the fourth bedroom is used as a self contained annexe with a built in kitchenette featuring an oven, hob and sink with room for a fridge. Velux windows overlook the front aspect and there is space for a

bed and sofa meaning the room can be used for a variety of uses depending on your lifestyle and requirements.

### External

Set back from the road in an elevated position, the front of the property is landscaped with stone steps on approach. To the rear is a private garden with a patio acting as a perfect suntrap and off road parking for two vehicles.

### Directions

For Satnav please use the postcode HD6 2AQ

### 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

**Peter David Properties Ltd**  
Residential Sales and Lettings

**HD62AQ**  
 Internal - 2128ft<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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus) <b>A</b> (61-81) <b>B</b> (49-60) <b>C</b> (35-48) <b>D</b> (21-38) <b>E</b> (11-20) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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.