

# Peter David

# Properties Ltd

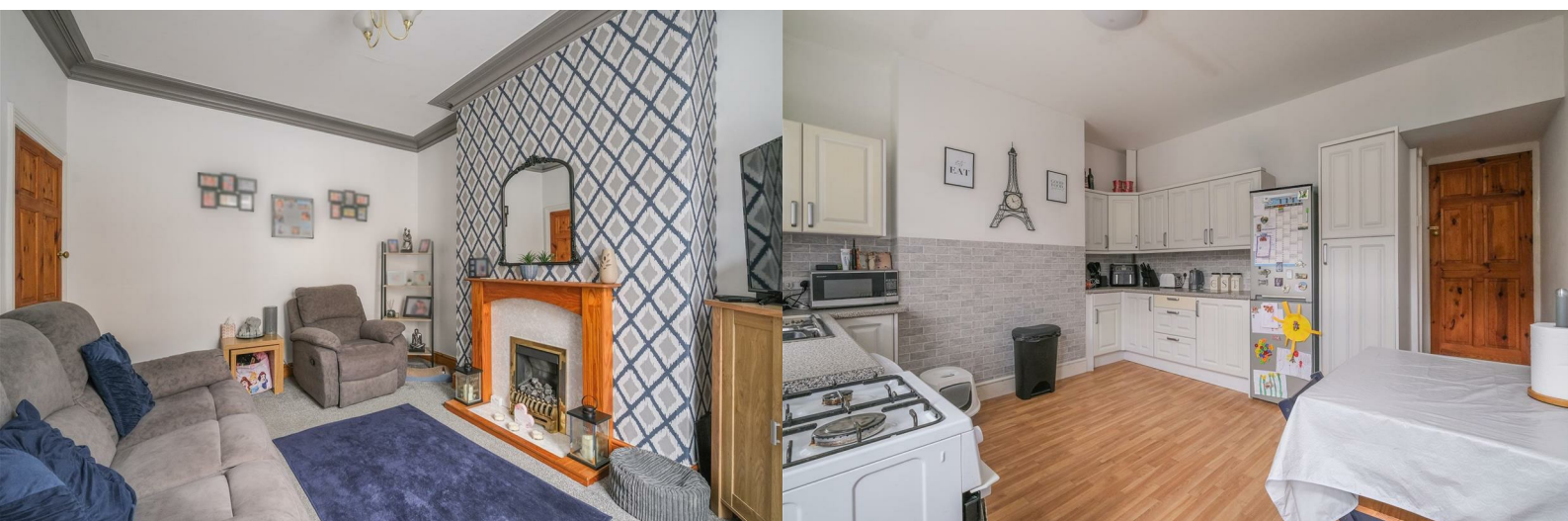
Residential Sales and Lettings



## 9 Stanley Street

Brighouse, HD6 1SX

£160,000

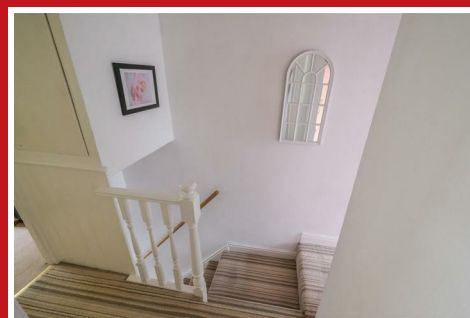




# 9 Stanley Street

, Brighouse, HD6 1SX

**£160,000**



Nestled on the charming Stanley Street in Brighouse, this well-presented terraced house offers a delightful opportunity for both growing families and first-time buyers. With three bedrooms and a well-sized kitchen diner, this home is designed for comfortable living. The inviting living room provides a perfect space for relaxation, while the cellar offers valuable storage options.

The property boasts a convenient location, just a short stroll from Brighouse town centre, where you will find a variety of shops and amenities, as well as access to good local schools. This makes it an ideal choice for families seeking a vibrant community atmosphere.

Outside, the rear yard presents a versatile space that can be transformed into a lovely garden or used for off-road parking, catering to your personal preferences. With parking available for one vehicle, as well as on street parking, this home combines practicality with charm.

We highly recommend booking a viewing to fully appreciate the warmth and potential this property has to offer. Don't miss the chance to make this lovely house your new home.

## Living Room

The living room overlooks the front of the house with a white and grey colour scheme highlighting the decorative coving. There is a feature gas fireplace as a focal point.

## Kitchen Diner

A well sized kitchen diner overlooking the rear aspect

with a white colour scheme. With ample worksurface and storage space, as well as room for a dining table, there is also a stainless steel sink and drainer, space for a washing machine, fridge freezer and an oven and hob. An external door leads out to the back garden.

## Cellar

Ideal for additional storage space.

## Bedroom One

A double bedroom overlooking the front of the home with a warm neutral colour scheme, light beige carpet and space for wardrobes and other bedroom furniture.

## Bedroom Two

A double bedroom overlooking the rear of the home with a light pink colour scheme, ornate feature fireplace and light beige carpet.

## Bedroom Three

A single bedroom to the front aspect with tasteful floral wallpaper, ideal as a child's room, dressing room or home office.

## Bathroom

A three piece bathroom suite in a white colour scheme with white tiled splashbacks including a bathtub, over bath shower, hand basin and w/c with the added benefit of some built in storage shelving.

## External

To the rear of the home is a paved garden which provides off road parking options as well as a space to relax and enjoy the outdoors.

## Directions

For Satnav please use the postcode HD6 1SX

## 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.

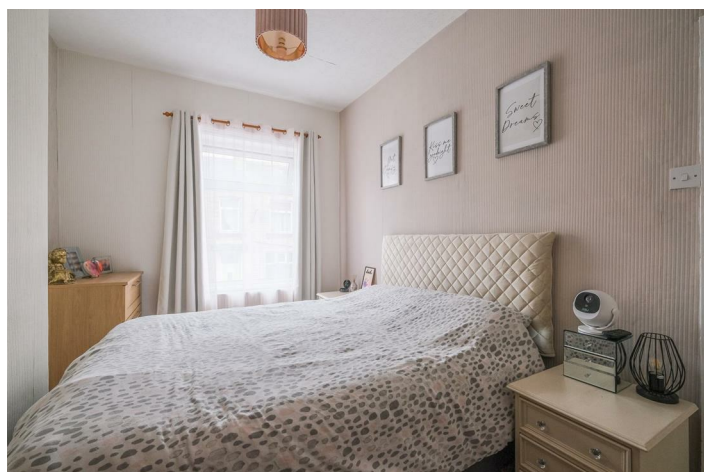
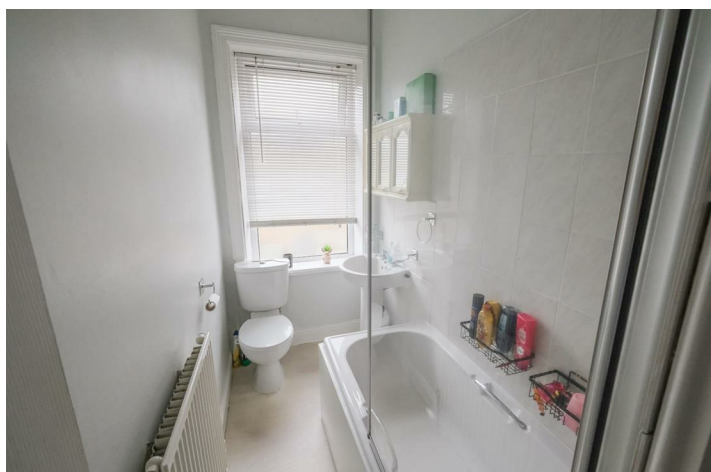
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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

Lounge

11'2" x 13'4"

K

14'1" x 15'5"

HD61SX

Internal - 866ft<sup>2</sup>

Cellar

9'2" x 15'5"

B1

8'10" x 13'10"

B2

8'10" x 11'10"

B3

5'3" x 6'11"

Bath

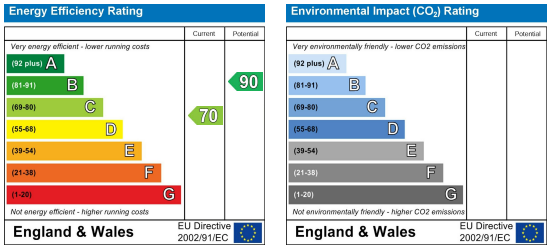
5'3" x 9'10"

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.