Peter David Properties Ltd

Residential Sales and Lettings



9 Cawcliffe Drive

Brighouse, HD6 2HU

£350,000

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, Brighouse, HD6 2HU

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Nestled in the desirable area of Cawcliffe Drive, Brighouse, this spacious four-bedroom detached house presents an excellent opportunity for families or individuals seeking a comfortable and versatile living space. The property boasts a generous layout, featuring a large reception room and three well-proportioned bedrooms on the ground floor, alongside a fourth bedroom conveniently located downstairs.

The home includes two bathrooms, ensuring ample facilities for family living. A garage provides secure parking for one vehicle, with additional space available for a second car, making it ideal for those with multiple vehicles. The landscaped garden offers a delightful outdoor space, perfect for relaxation or entertaining, although the property is in need of modernisation, allowing you to personalise it to your taste.

This residence serves as a perfect blank canvas for a growing family or anyone desiring accommodation on one level. Its prime location is in close proximity to reputable local schools and various amenities, enhancing the appeal for families. Viewing is essential to fully appreciate the potential this home has to offer. Don't miss the chance to transform this property into your dream home.

Entrance Porch
Leading in up stone steps at the side of the home, the porch provides access into the hallway.

Hallway
Providing access to the rooms on the ground floor, as well as downstairs to the fourth bedroom and garage.

Living Room
A spacious living diner with views over the front and side of the home. A glazed internal window also allows light into the hallway. A feature fireplace provides the focal point and a light an neutral colour scheme provides a welcoming space.

Kitchen
Overlooking the rear of the home with wood, cream and grey units, the kitchen has a cooker, sink and drainer, space for a fridge freezer and washing machine as well as plenty of storage space. A door provides access to the side of the home and out to the rear garden.

Shower Room
With a shower, hand basin and w/c, this light green shower room also has hanging space for use a a cloakroom.

Bathroom
A spacious bathroom suite with a light pink suite consisting of a bath tub, hand basin and w/c.

Bedroom One
A double bedroom overlooking the front aspect with a light pink colour scheme.

Bedroom Two
A double bedroom overlooking the rear garden with wallpaper and a light blue colour scheme.

Bedroom Three
A well sized single / small double to the side aspect currently used as a study.

Bedroom Four
A lower ground floor double bedroom with windows to the side and rear of the home.

Garage
A spacious garage integral to the home with a window to the side aspect and an up and over door to the driveway.

External
Set back from the road behind a driveway, paved steps lead

to the side of the home to the entrance porch. At the rear is a mature lawn with border plants and trees, as well as a paved patio set to get the afternoon sun.

Directions
For Satnav please use the postcode HD6 2HU

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.

PLEASE NOTE
1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 + VAT (£30 total) per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
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



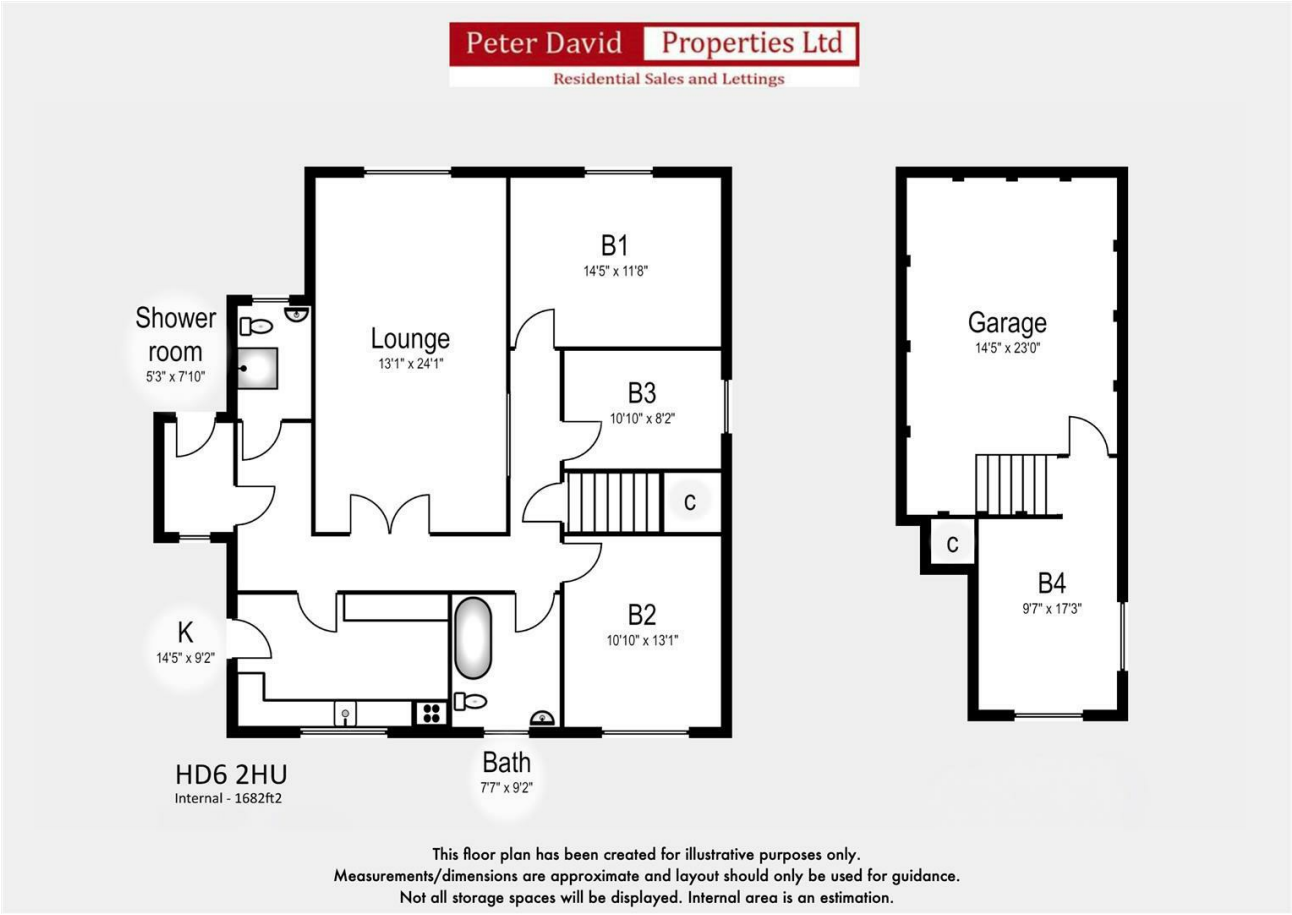
Hybrid Map



Terrain Map



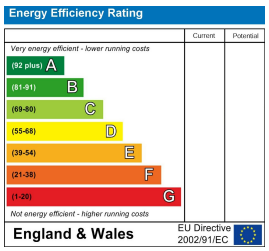
Floor Plan

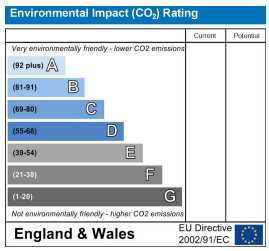


Viewing

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.