

# Peter David Properties

Residential Sales and Lettings

## Elland Road

Offers in excess of £104,950



# Elland Road

## Description

Peter David Properties are pleased to present to the market this three storey mid-terrace house situated on the outskirts of Brighouse and within easy access of Brighouse, Elland and Halifax town centres. The property briefly comprises: an entrance hallway, a lounge, a kitchen, a cellar, three bedrooms, bathroom and a separate WC. Externally the property further benefits from far reaching views to the front, cobbled access road and steps up to the property. To the rear there is an enclosed stone paved patio with fenced side borders and an exposed wall. This property would make a perfect home for a first time buyer! Internal viewings are advised, to appreciate what this property has to offer. Please contact Peter David Properties to arrange your viewing today.

## Features

- Well-Presented
- Perfect For A First Time Buyer Or Investor
- Chain Free
- Double Glazing & Central Heating Throughout
- Cellar
- Three bedrooms
- Stone Paved Patio To The Rear
- EPC - E
- Close To Brighouse Town Centre
- Close to Local Amenities

## Entrance Hallway 1.40m (4'7") x 1.22m (4'0")

Access from the front of a property to an entrance vestibule, with an internal door providing access to the ground floor accommodation.

## Living Room 4.27m (14'0") x 4.27m (14'0")

A spacious, light and airy living room benefits from an open fire, set into a granite hearth with a marble surround, and a window to the front aspect.

## Kitchen 4.27m (14'0") x 2.03m (6'8")

A fitted kitchen with matching wall and base units with wooden work surfaces and lino flooring. The kitchen comprises: a stainless sink and drainer with tiled splashbacks, space for a cooker and space/plumbing for a washing machine. The kitchen also has a door leading to the rear and a window to the rear aspect.

## Cellar

A dry keeping cellar, perfect for additional storage space.

## Landing 4.06m (13'4") x 0.84m (2'9")

Providing access to the first floor accommodation.

## Master Bedroom 4.24m (13'11") x 3.02m (9'11")

A double master bedroom with a window to the front elevation.

## Bedroom Two 7.52m (24'8") x 4.27m (14'0")

A double second bedroom located to the third floor with a dormer window to the front elevation.

## Bedroom Three 3.23m (10'7") x 3.07m (10'1")

A second bedroom with a window to the rear elevation.

## Bathroom 2.13m (7'0") x 1.14m (3'9")

A partially tiled house bathroom briefly comprises: a bath with an overhead shower fitment and a frosted window to the front elevation.

## WC 1.52m (5'0") x 1.04m (3'5")

Briefly comprising: a WC, a hand wash basin and a frosted window to the rear elevation.

## Exterior

Externally the property further benefits from far reaching views to the front and cobbled access road and steps up to the property. To the rear there is an enclosed stone paved patio with fenced side borders and an exposed wall.

## Directions

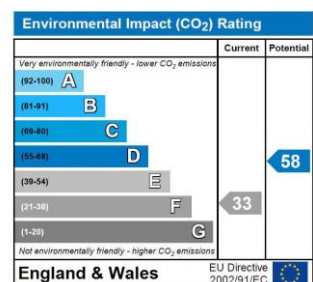
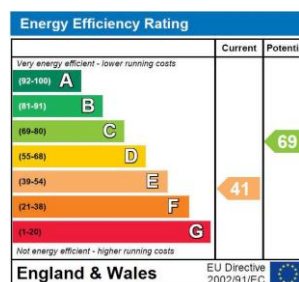
Directions from Brighouse Town Centre -  
Head east on Commercial St towards Briggate  
Turn right onto Lawson Rd  
Turn left to stay on Lawson Rd  
Use any lane to turn left onto Huddersfield Rd/A641  
Continue to follow Huddersfield Rd  
At the roundabout, take the 1st exit onto Lüdenscheid Link/A644  
At the roundabout, continue straight onto Elland Rd/A6025 and you will have reached your destination. 66 Elland Road, Brighouse, HD6 2QR.

## Viewings

Viewings strictly by appointment only.

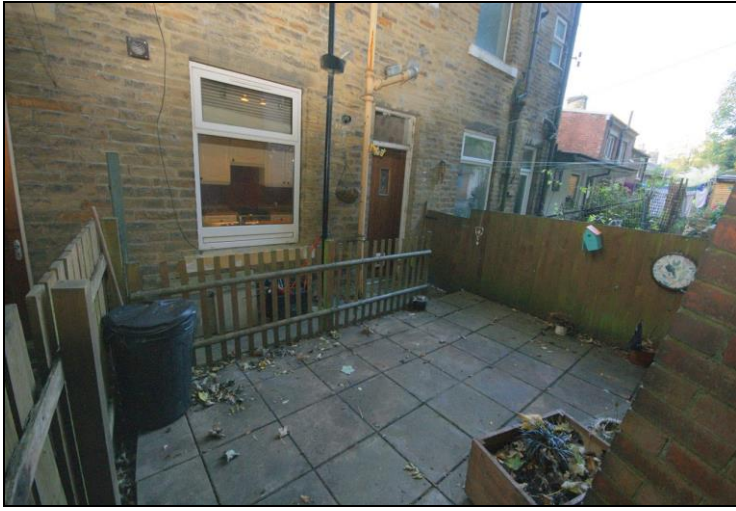
## Disclaimer

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.
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