

Peter David Properties

Residential Sales and Lettings

Vine Close, Clifton

£319,995



# Vine Close

## Description

**\*\* DETACHED PROPERTY IN CLIFTON \*\* IDEAL FOR A GROWING FAMILY \*\*** Peter David Properties are proud to present to the market this spacious three bedroom detached family home, which is within walking distance of the Ofsted Outstanding St John's (CofE) Primary Academy and the popular Black Horse Inn. The property is extremely spacious throughout, boasting all of the features needed for family life. The property briefly comprises; an entrance porch, an entrance hallway, a downstairs WC, a living room, a kitchen diner, a dining room and a double garage with an integral laundry room and integral workshop. The second floor briefly comprises; a landing, two double bedrooms, a good sized single bedroom and a house bathroom. Externally the property further benefits from a large driveway, a double garage and a lawn with surrounding shrubbery. To the rear there is a large tiered garden which comprises of a stone paved patio, a greenhouse, a BBQ area, a lawn and surrounding shrubbery. Viewings are recommended to appreciate the potential this property has to offer. Please contact Peter David Properties to arrange your viewing today!

## Features

- Large Family Home
- Three Bedrooms
- Popular Location
- Plenty Of Outside Space
- Chain Free
- Double Garage With Integral Laundry Room & An Integral Workshop
- Downstairs WC
- EPC - TBC
- Modern Fitted Kitchen With Integrated Appliances
- Large Driveway

**Entrance Porch 2.26m (7'5") x 1.19m (3'11")**

**Hallway 2.74m (9'0") x 1.55m (5'1")**

Providing access to the ground floor accommodation.

**Downstairs WC 0.94m (3'1") x 1.75m (5'9")**

Comprising; partially tiled walls, a WC, a hand basin and a frosted window to the front.

**Living Room 3.33m (10'11") x 5.41m (17'9")**

A spacious bright and airy living room which benefits from an electric fire and a large window to the front aspect. The living room is south facing, so this room also benefits from plenty of sunlight!

**Kitchen Diner 4.62m (15'2") x 3.23m (10'7")**

A modern fitted kitchen diner with matching glossy wall and base units with wooden work surfaces, recessed lighting and tiled flooring. The kitchen comprises; a breakfast bar, a stainless steel sink and drainer, integrated dishwasher, integrated fridge, integrated double electric cooker with a matching microwave, a four piece halogen hob and an overhead extractor hood. The kitchen has a door leading to the double garage, a door providing access to the rear garden and a window to the rear aspect.

**Dining Room 3.38m (11'1") x 3.30m (10'10")**

Separate dining space with a window to the rear.

## Double Garage

Garage 1: 15'11" x 9'10"

Garage 2: 16'0" X 9'9"

The garage benefits from two separate useful rooms.

The first room has power and is currently used as a laundry room with a sink, work surface, space and plumbing for a washing machine and a window to the rear aspect. This room also houses the boiler. Measuring 9'8 x 7'7.

The second room has power, a window to the rear aspect and contains a work shop with work surfaces. Measuring 9'9" x 7'9".

**Landing 2.46m (8'1") x 0.89m (2'11")**

Providing access to the first floor accommodation and loft hatch.

**Master Bedroom 3.96m (13'0") x 3.43m (11'3")**

A double bedroom with fitted wardrobes and dresser, a sink and a window to the rear elevation.

**Bedroom Two 3.84m (12'7") x 2.97m (9'9")**

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

**Bedroom Three 2.95m (9'8") x 2.84m (9'4")**

A good sized single bedroom with a fitted wardrobe and a window to the front elevation.

**Bathroom 1.93m (6'4") x 3.38m (11'1")**

A tiled three piece suite comprising; a WC, a hand basin, a corner bath, a shower and a frosted window to the rear elevation.

## External

Externally the property further benefits from a large driveway, a double garage and a lawn with surrounding shrubbery. To the rear there is a large tiered garden which comprises of a stone paved patio, a greenhouse, a BBQ area, a lawn and surrounding shrubbery. Please note the property is south facing, so the external grounds benefit from plenty of sunlight.

## 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.

## Directions

Take Clifton Rd/A643 and continue to follow the A643. Turn right onto New St and then turn right onto Vine Close.

Turn right to stay on Vine Close and the destination will be on the left. 5 Vine Close, Clifton, Brighouse, HD6 4JS.

## 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.
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