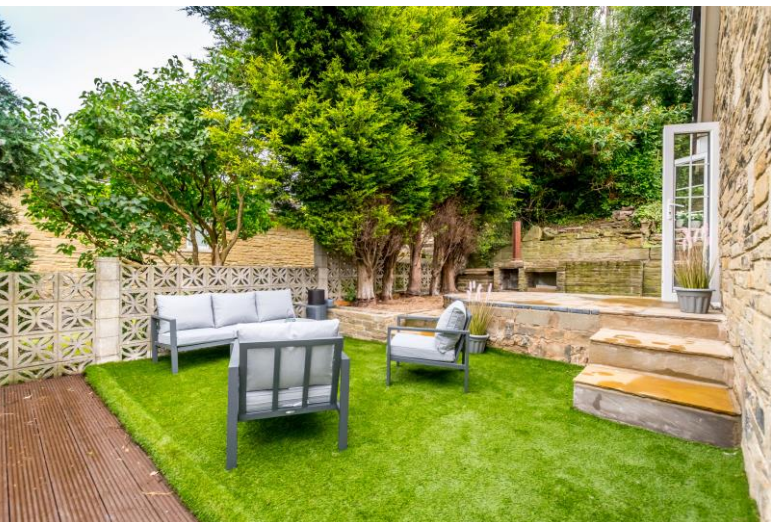


Peter David Properties

Residential Sales and Lettings

Cannon Hall Close, Clifton

Offers over £322,000



Cannon Hall Close

Description

Standing prominently on a quiet cul-de-sac, this four bedroom detached property offers spacious and readily available accommodation suitable for a growing family! The property is modern and newly decorated to a high standard throughout. Internally comprising: an entrance hallway, a large kitchen diner with a useful utility, a living room that is open plan to a dining area with patio doors to the garden, three double bedrooms (one of which has an en-suite), a single bedroom / box room and a house bathroom. To the side of the property there is an easy-to-maintain garden with a veranda providing impressive views of Clifton. To the rear of the property there is a tiered garden, making the property private. A driveway provides ample off-road parking. Internal viewings are recommended to appreciate what this property has to offer!

Features

- Detached family home with four bedrooms
- New windows throughout
- Popular residential location
- Close to Ofsted outstanding primary schools
- Garden
- Large Driveway
- Double Glazing and central heating throughout
- EPC: TBC
- Close to all local amenities
- A short distance from Brighouse town centre

Entrance

With stairs to the first floor accommodation. The property is alarmed.

Kitchen Diner 4.98m (16'4") x 4.72m (15'6") MAX

This large kitchen diner has two windows to the front aspect and a spotlight ceiling. With white wall and base units, black work surfaces and tiled splashbacks. Comprising: a dual inset stainless steel sink and drainer, an electric oven, a gas hob, space and plumbing for free-standing appliances.

Utility 1.63m (5'4") x 1.50m (4'11")

Adjacent to the kitchen, the utility room provides additional work surfaces with wall units and space under the work surfaces for free-standing appliances.

Living Room 5.13m (16'10") x 3.86m (12'8")

Accessed via a couple of stairs, the spacious living room has a large window to the front aspect and a feature fireplace, housing an open flame gas fire. With three stairs to the dining area.

Dining Room/Playroom 2.67m (8'9") x 2.59m (8'6")

This multi-purpose room has patio doors to the garden, which comprises: a decked area, astroturf and a veranda.

Landing

With access to the loft and a useful storage cupboard.

Master Bedroom 4.04m (13'3") x 3.35m (11'0")

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

Bedroom Two 4.09m (13'5") x 3.05m (10'0")

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

Bedroom Three 3.35m (11'0") x 2.03m (6'8")

A third double bedroom with a window to the rear elevation and access to the en-suite.

En-suite 2.46m (8'1") x 0.71m (2'4")

A fully tiled en-suite with a three piece suite, comprising: a shower cubicle, a WC and a hand basin.

Bedroom Four 2.11m (6'11") x 2.08m (6'10")

The box room has a window to the rear elevation.

Bathroom 3.51m (11'6") x 2.03m (6'8")

This luxurious house bathroom has 'his and hers' sinks, with fitted vanity units underneath, a WC, a bath and a shower cubicle. Featuring marble-effect tiled flooring and a window to the rear aspect.

External

To the front of the property there is a large driveway, providing ample off road parking. To the side of the property there is a private garden which features astroturf, a decked area and a veranda with impressive views. To the rear of the property there is a private, tiered garden.

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

From Brighouse town centre, take Clifton Rd/A643 and continue to follow A643.

Turn right onto New St and then turn left onto Cannon Hall Cl. Turn left to stay on Cannon Hall Cl and the destination will be on the right.

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.





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GROUND FLOOR



1ST FLOOR

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