

# Peter David Properties

Residential Sales and Lettings

## South Street

### £100,000



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## Description

**\*\* ATTENTION FIRST TIME BUYERS OR INVESTORS - RECENTLY REFURBISHED THROUGHOUT \*\*** Peter David Properties are pleased to present to the market, this three bedroom mid-terraced property, which offers accommodation across four floors. Internally the property briefly comprises: entrance hallway, a living room, a kitchen, landing, a double bedroom, two single bedrooms and a house bathroom. The property is situated within walking distance of Brighouse town centre and is also within close proximity of the M62 network, which provides easy access to the surrounding cities of Leeds, Bradford and Halifax. Internal viewings are absolutely recommended to appreciate what this property has to offer!

## Features

Three Bedrooms  
Chain Free  
Close to Brighouse Town Centre  
Undertaken A Full Re Wire  
Well-Presented Throughout  
Perfect For First Time Buyers Or Investors  
New Electrics & Plumbing Throughout  
EPC - F  
New Fitted Kitchen & Bathroom  
Double Glazing Throughout

### Entrance Hallway 1.27m (4'2") x 1.88m (6'2")

Providing access to the ground floor accommodation, with a staircase leading to the first floor.

### Living Room 3.94m (12'11") x 4.85m (15'11")

A bright and airy living room with a window to the front aspect.

### Kitchen 2.59m (8'6") x 1.68m (5'6")

The kitchen has matching wall and base units with granite effect work surfaces and lino flooring. Further benefitting from a stainless steel inset sink and drainer with tiled splashbacks, a free standing cooker with a four piece halogen hob, an integrated fridge and space/plumbing for a washing machine.

### Landing 2.82m (9'3") x 1.73m (5'8")

Providing access to the first floor accommodation.

### Master Bedroom 3.12m (10'3") x 2.90m (9'6")

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

### Bedroom Three 1.35m (4'5") x 2.97m (9'9")

A single bedroom/dressing room.

### Bathroom 1.68m (5'6") x 1.68m (5'6")

A partially tiled three piece suite briefly comprises; a WC and a hand wash basin which is built into a vanity storage unit, a bath with an overhead shower fitment, a heated towel rail, recessed lighting, lino flooring and a frosted window to the front elevation.

### Bedroom Two 3.02m (9'11") x 2.84m (9'4")

A good sized single bedroom located to the second floor, benefits from an integrated clothing rail, feature beams, under eaves storage cupboards and two velux windows to the front elevation.

## Viewings

Viewings strictly by appointment only.

## 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

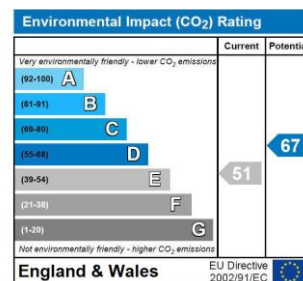
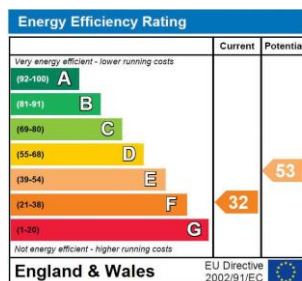
home visits - if you would like to arrange an appointment contact us today.

## Directions

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 2nd exit onto Bradford Rd/A641  
Turn left onto Bonegate Rd  
At the roundabout, continue straight onto Garden Rd  
Turn left onto South St and the destination will be on the left.  
23 South Street, Brighouse, HD6 2BE.

## Disclaimer

- 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.
- 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.
- 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.
- 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.
- 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 WHATSOEVER IN RELATION TO THIS PROPERTY.**







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