

Peter David Properties

Residential Sales and Lettings

Bradford Road

£159,000



Bradford Road

Description

Standing in a good position close to Brighouse town centre is this three bedroom semi-detached property which has been very well looked after by its current owner. The property has a driveway, providing off road parking for three cars, a well-maintained and private garden to the side of the property and a tiered south-west facing garden to the rear - the perfect sun trap! The property internally comprises: an entrance porch, a living room, a kitchen diner with access to the conservatory, a downstairs WC, three bedrooms and a house bathroom with a four piece suite. The property has everything needed for comfortable living and given its location is bound to be popular - book your viewing today!

Features

- Alarmed throughout
- Three bedroom semi-detached property
- Well-presented and easy-to-maintain gardens
- Modern kitchen with fitted integral appliances
- Driveway providing parking for three cars
- Close Brighouse town centre & good schools
- Double glazing and central heating
- EPC - E
- Council Tax Ban – B
- Boiler has a 5 year warranty

Entrance Porch

Leading to the entrance hallway, the porch provides a useful cloaks area.

Kitchen Diner 4.88m (16' 0") x 3.59m (11' 9")

This spacious kitchen diner has white wall and base units, solid wood work surfaces and white tiled splashbacks. With integral appliances, comprising: an electric oven, a slim-line dishwasher, a fridge, a freezer, a gas hob and a microwave. The kitchen benefits from an inset sink and drainer, access to the conservatory and ample space to dine!

Downstairs WC 1.88m (6' 2") x 0.92m (3' 0")

Accessible adjacent to the kitchen and housing a WC and a hand basin. With space for the washing machine.

Conservatory 2.50m (8' 2") x 1.99m (6' 6")

This lovely sun trap sits in a prime position, accessed from the kitchen diner and with doors to the garden.

Living Room 4.26m (14' 0") x 3.60m (11' 10")

This good-sized living room has a large window to the front aspect and double doors to the kitchen, giving an open plan feel. The focal point is the gas fire.

Landing

With a loft hatch providing access to the carpeted loft with velux windows and electricity. There is potential for an extra bedroom given the relevant planning is obtained.

Master Bedroom 3.50m (11' 6") x 2.94m (9' 8")

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

Bedroom Two 3.34m (10' 11") x 2.94m (9' 8")

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

Bathroom 2.29m (7' 6") x 1.89m (6' 2")

This family bathroom has a four piece suite, comprising: a WC, a hand basin, a bath and a corner shower unit. Featuring a wall-mounted, heated chrome towel rail, fully tiled walls and flooring and a window to the rear elevation.

Bedroom Three 2.54m (8' 4") x 1.98m (6' 6")

A good sized bedroom with a window to the front aspect.

Exterior

To the front of the property there is a large driveway providing off-road parking for three cars. There are 5 steps to the entrance porch. To the side and rear of the property there is a well-presented and easy-to-maintain garden, with a decked area and artificial lawn. To the rear of the property there are three tiers, each with a seating area and surrounded by border plants and shrubbery.

Viewings

By appointment only.

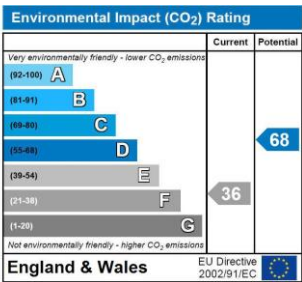
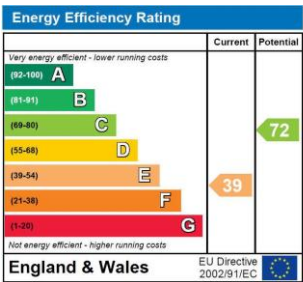
Mortgage

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 Bradford Road / A641 and the property will be on the left hand side.

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23-25 George Street
Halifax HX1 1HA

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk