

Peter David Properties

Residential Sales and Lettings

Wilton Street

£159,950



Wilton Street

Description

This stunning two bedroom property is DECORATED TO A VERY HIGH STANDARD throughout, having had a full renovation by the current owners. The property would be perfect for FIRST TIME BUYERS, or a young family, benefiting from a garden to the front and rear. It is situated in a CONVENIENT LOCATION, close to Brighthouse town centre as well as Halifax, and with easy access to the M62 network. The property internally comprises: a kitchen diner, benefiting from a cellar, a living room, two double bedrooms, an en-suite to the master bedroom and a bathroom. Externally, the property is very well-presented, with a lawn and a decked seating area. There is on-street parking available. Internal viewings are recommended to appreciate the high specification of this property!

Features

- Two double bedrooms
- Bathroom and en-suite
- Well-maintained gardens
- Close to the M62 network
- Ideal for first time buyers or a young family
- Easy access to Brighthouse and Halifax
- Gas central heating and double glazing
- EPC - D
- High specification throughout
- Benefiting from a cellar

Side Entrance

To the side of the property there is an external door, which provides access to the entrance where there are stairs to the first floor accommodation and access to the kitchen and living room.

Kitchen

A beautifully fitted kitchen, with solid oak work surfaces and a farmhouse style kitchen, complete with a ceramic sink. There is space for a rangemaster, with metro-tiled splashback, space for an American-style fridge freezer and a fitted dishwasher. Featuring tiled flooring, a spotlight ceiling, a window to the rear aspect and access to the storage cellar (which has plumbing and electric). The kitchen is accessed via an external door to the rear of the property, or the side entrance.

Living Room

This well-presented living room has a large window to the front aspect. The focal point is the gas living flame fire, with a tiled hearth and a feature surround.

Master Bedroom

This double bedroom has a window to the front aspect. There is a feature fireplace and access to the en-suite.

En-suite

Accessed from the master bedroom, the en-suite has a tiled floor and a spotlight ceiling. With a shower cubicle and a circular hand basin, as well as a wall-mounted chrome towel rail.

Bedroom Two

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

Bathroom

The main bathroom has a three piece suite, comprising: a WC, a hand basin and a bath with center waterfall taps and a hand-held shower. There is tiled flooring, a wall-mounted chrome towel rail and a window to the rear elevation.

Exterior

To the front of the property there is a well-maintained garden, with stone steps leading to the pathway which extends to the side and rear of the property. To the rear there is a patio, a decked tier and a lawn. There is then seating area at the back of the garden, perfect for entertaining and a lovely sun-trap!

Viewing

By appointment only.

Mortgages

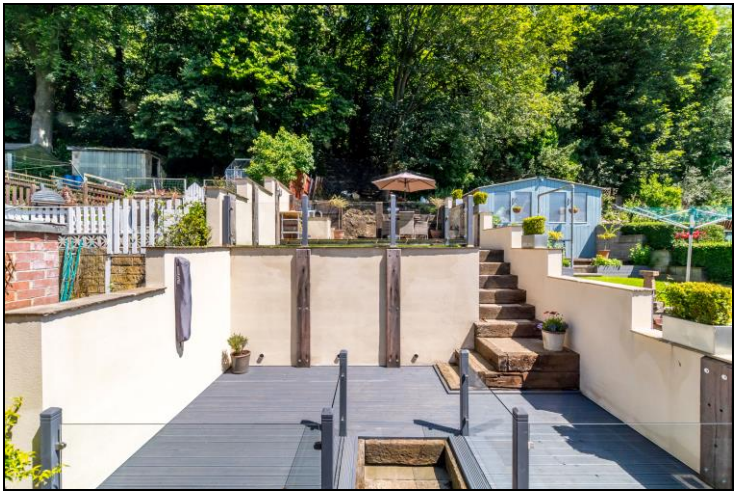
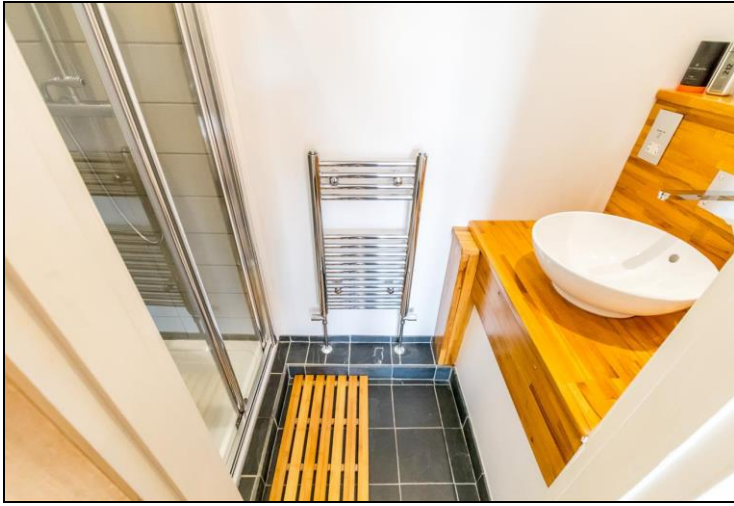
We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Directions

From Brighthouse town centre, take Halifax Road and then take the 1st exit at the roundabout onto Elland Rd/A6025. Turn right and the destination will be on the right.

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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Halifax HX1 1HA

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

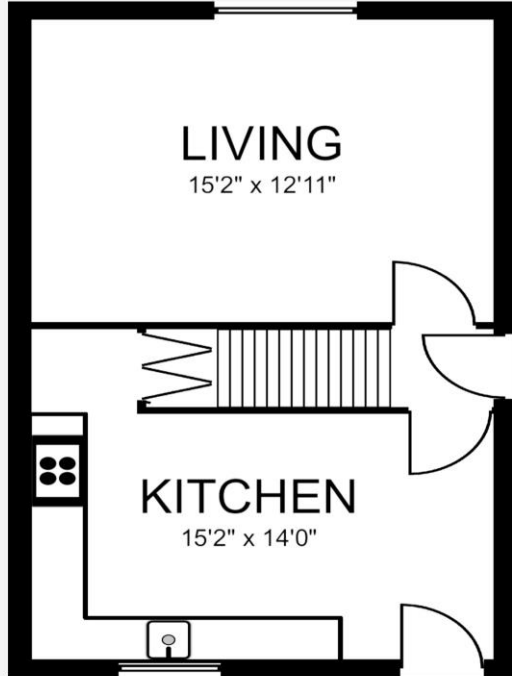
T: 01422 366948
E: halifax@peterdavid.co.uk

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

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E: hebdenbridge@peterdavid.co.uk

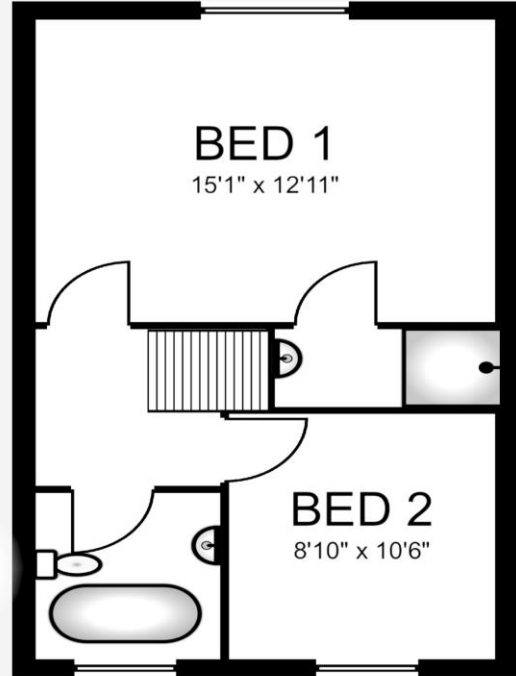
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FRONT GROUND



HD6 2QY
Internal - 813ft²
External - 944ft²
Overall - 12.93yd x 9.37yd

1ST FLOOR



All measurements for guidance only.

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