

# Peter David Properties

Residential Sales and Lettings

## Huddersfield Road, Lower Wyke

### £169,000



# Hudersfield Road

## Description

Offered for sale is this four bedroom Victorian terrace property situated in Lower Wyke and just a short drive from Brighouse town centre and all of the amenities found within. This property is well presented throughout and would make an ideal home for a growing family. The property has central heating and double glazing throughout and has amazing views from every window due to its elevated position. Briefly comprising: entrance porch, living room, dining room open to the modern kitchen which is an extension to the original house, large dry keeping cellar, first floor landing, two double bedrooms, house bathroom, second floor landing and two further double bedrooms. Externally the property further benefits from a low maintenance garden to the front and rear and off road parking at the rear for one car. Internal viewings are highly recommended to appreciate everything this property has to offer!

## Features

- Victorian terrace
- Four bedrooms
- Modern Kitchen
- Large dry keeping cellar
- Close to Brighouse town centre
- Low maintenance garden to front and rear
- Off Road Parking
- EPC: E
- Central heating and double glazing
- Easy access to M62 motorway network

## Entrance Porch 1.07m (3'6") x 2.34m (7'8")

External PVCu door leading into the entrance porch.

## Living Room 4.44m (14'7") x 4.90m (16'1") MAX

A good sized living room with a gas fire and stone hearth. Benefiting from a bay window to the front aspect.

## Dining Room 4.47m (14'8") x 4.22m (13'10")

The dining room is open plan to the kitchen and benefits from the original fireplace and a window to the rear. Also providing access to the dry keeping cellar.

## Kitchen 2.36m (7'9") x 2.24m (7'4") MAX

A modern kitchen with matching wall and base units and tiled splashback. Comprising: inset stainless steel sink and drainer, gas hob, electric oven and grill, extractor fan and integrated dishwasher. Also benefiting from a window to the rear and an external PVCu door which leads out to the rear garden.

## Cellar 3.96m (13'0") x 4.11m (13'6")

A large dry keeping cellar with lighting and space and plumbing for a washing machine and tumble dryer. With a

window to the front aspect. At the top of the cellar stairs there is plenty of space for a freestanding fridge freezer.

## First Floor Landing 4.47m (14'8") x 1.78m (5'10") MAX

Providing access to the first floor accommodation.

## Master Bedroom 4.44m (14'7") x 3.96m (13'0")

A large double bedroom with an original fireplace and two windows to the front elevation.

## Bedroom Two 3.40m (11'2") x 2.90m (9'6") MAX

A second double bedroom with built in shelving and a window to the rear elevation.

## Bathroom 3.58m (11'9") x 1.50m (4'11")

The partially tiled bathroom comprises: bath with electric shower over and shower screen, WC and pedestal sink. With an obscured window to the rear elevation.

## Second Floor Landing 1.80m (5'11") x 0.84m (2'9")

Providing access to the second floor accommodation.

## Bedroom Three 4.57m (15'0") x 4.04m (13'3")

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

## Bedroom Four 3.07m (10'1") x 3.66m (12'0") MAX

A fourth double bedroom with a window to the front elevation with fantastic views.

## External

Externally the property further benefits from a low maintenance garden and off road parking for one car.

## Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

## 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:  
 Head east on Briggate/A643 towards Mill Royd St  
 Continue to follow A643  
 At the roundabout, take the 1st exit onto Halifax Rd/A643  
 At the roundabout, take the 3rd exit onto Lüdenscheid Link/A644  
 At the roundabout, take the 1st exit onto Bradford Rd/A641  
 Continue to follow A641  
 Destination will be on the right  
 1009 Huddersfield Road BD12 8LP



**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 WHATEVER IN RELATION TO THIS PROPERTY.**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		44	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		21	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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