

Peter David

Properties Ltd

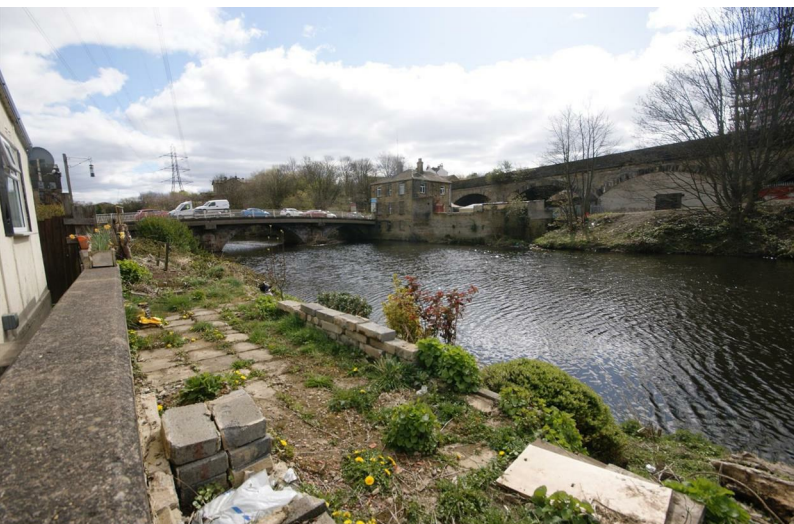
Residential Sales and Lettings



4 Atlas Mill Caravan Park

Atlas Mill Road, Brighouse, HD6 1ES

£46,000



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Peter David Properties present to the market this three bedroom chalet, located on the outskirts of Brighouse town centre. This residential parked home offers deceptively spacious accommodation, briefly comprising: a lounge, a kitchen diner, three bedrooms and a bathroom. With two parking spaces, views overlooking Brighouse River and gravelled areas to the front and side. This property is walking distance to Brighouse which hosts a variety of shops, bars and restaurants, as well as the Bus Station and Train Station. Book your viewing today to appreciate what this property has to offer!

Entrance Hallway

13'2" x 3'10" (4.01m x 1.17m)

Providing access to the property through a uPVC door. With a storage cupboard.

Dining Kitchen

11'2" x 9'9" (3.40m x 2.97m)

The kitchen diner benefits from matching wall and base units with tiled splash backs. With an electric hob, two ovens and integral washing machine and dryer.

Living Room

19'10" x 12'2" (6.05m x 3.71m)

A spacious room with a gas fire inset into a marble surround. With triple aspect windows, featuring a bay window to the front.

Bedroom One

10'8" x 9'8" (3.25m x 2.95m)

A double bedroom with window to the side aspect.

Bedroom Two

9'9" x 9'1" (2.97m x 2.77m)

A further double bedroom with a window to the rear aspect, overlooking the river.

Bedroom Three

9'3" x 6'5" (2.82m x 1.96m)

A large single bedroom with a window to the side aspect.

Bathroom

6'4" x 5'5" (1.93m x 1.65m)

Fully tiled bathroom featuring a WC, a hand basin and a bath with electric shower over. With a storage cupboard housing the Combi Boiler.

External

Externally, the chalet benefits from a quiet position overlooking Brighouse River, two parking spaces, and space outside for a dining set.

Additional

Ground rent is £60.00 per week.

Council tax is £116 a month.

There is a one off £2000 fee when you acquire the caravan.

Electricity is on a meter and Gas is an LPG Gas Cylinder.

Viewings

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

Directions

For Satnav please use the postcode HD6 1ES

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

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Road Map



Hybrid Map



Terrain Map



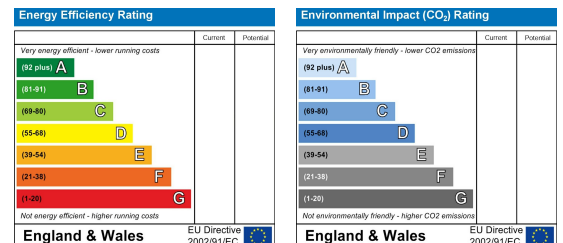
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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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