

Peter David

Properties Ltd

Residential Sales and Lettings



4 Granny Hall Park

Hove Edge, Brighouse, HD6 2JL

Offers Over £240,000

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Peter David Properties are delighted to present to the open market this THREE BEDROOM SEMI- DETACHED property, located in the HIGHLY DESIRED residential area of Hove Edge. The property has undergone an EXTENSION four years ago, providing the PERFECT FAMILY LIVING. Briefly comprising; a utility room/cloakroom, a kitchen diner, a living room, three bedrooms and a family bathroom. Externally, the property benefits from a QUIET CUL-DE-SAC location with off road parking and a large, enclosed garden to the rear. This property is located close to well regarded primary and secondary schools, within easy reach of Brighouse town centre and close to the M62 motorway network for those who wish to commute. With it's POPULAR location and being WELL PRESENTED THROUGHOUT, this property could be the IDEAL FAMILY HOME.

Please contact Peter David Properties to arrange a viewing today!

Entrance

The property can be accessed through the extension, which is four years old. A Grey composite door leads to the ground floor accommodation where you will find a ground floor WC/ utility room.

Utility/ Cloakroom

This ground floor utility room provides space and plumbing for a washing machine and dryer, as well as a free standing fridge. Leading from the utility room is a ground floor cloakroom with neutral décor and half panelled walls. With a WC and a hand basin with storage underneath and heated towel rail. The utility room also houses the boiler which is serviced annually. The boiler is encased in a modern wooden unit with shelving to the side.

Kitchen Diner

16'9" x 17'9" (5.11m x 5.41m)

A beautifully presented kitchen which opens out onto a dining/ living space. This Howdens kitchen was fitted four years ago and makes up the integral part of the extension. With shaker style cream wall and base units and a wood effect worktop, a double Flavel oven and extractor fan and a Lamona composite sink and drainer. With space and plumbing for a fridge and dishwasher. There is ample space to dine as well as further living space, featuring a duel fuel wood burning stove with stone hearth and wooden sleeper beam. With patio doors leading onto the large, enclosed rear garden.

Living Room

13'4" x 10'0" (4.06m x 3.05m)

A neutrally decorated and spacious living room with a bay window to the front aspect. With a feature gas fire and a newly fitted carpet.

Landing

Providing access to the first floor accommodation with doors leading to the bedrooms and bathroom. With a loft hatch with pull down wooden stairs leading to the boarded loft allowing plenty of storage space.

Bedroom One

13'4" x 10'0" (4.06m x 3.05m)

The master bedroom has been recently renovated with brand new carpets and décor. With up and over storage and plenty of space for a wardrobe. With a bay window to the front elevation.

Bedroom Two

7'2" x 13'9" (2.18m x 4.19m)

A single bedroom with a spotlight ceiling and a window to the rear elevation.

Bedroom Three

6'3" x 13'9" (1.91m x 4.19m)

A second single bedroom with a spotlight ceiling and a window to the rear elevation.

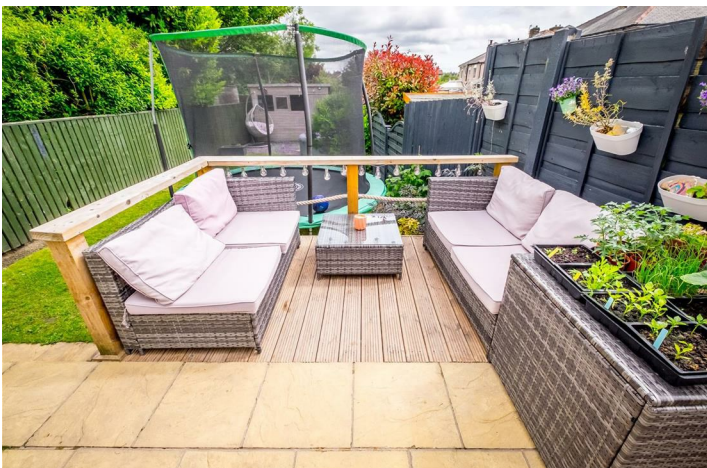
Bathroom

5'11" x 7'1" (1.80m x 2.16m)

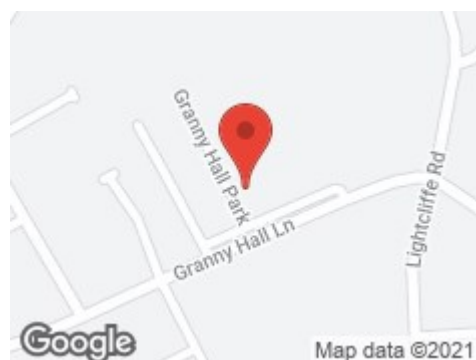
The family bathroom benefits from a bath with electric shower over and a glass shower screen, a WC and hand basin encased in a vanity unit and a chrome heated towel rail. With fully tiled walls and a window to the side aspect.

External

To the front of the property, there is a driveway that has been recently tarmacked, providing off road parking for two cars. The rear garden, which can be accessed via a gate to the side of the property or through the patio doors in the kitchen, provides the perfect outdoor living/ entertaining space. Benefitting from a large patio area with additional decked area, a lawn area and a further space at the bottom of the garden with a shed and gravelled area.



Road Map



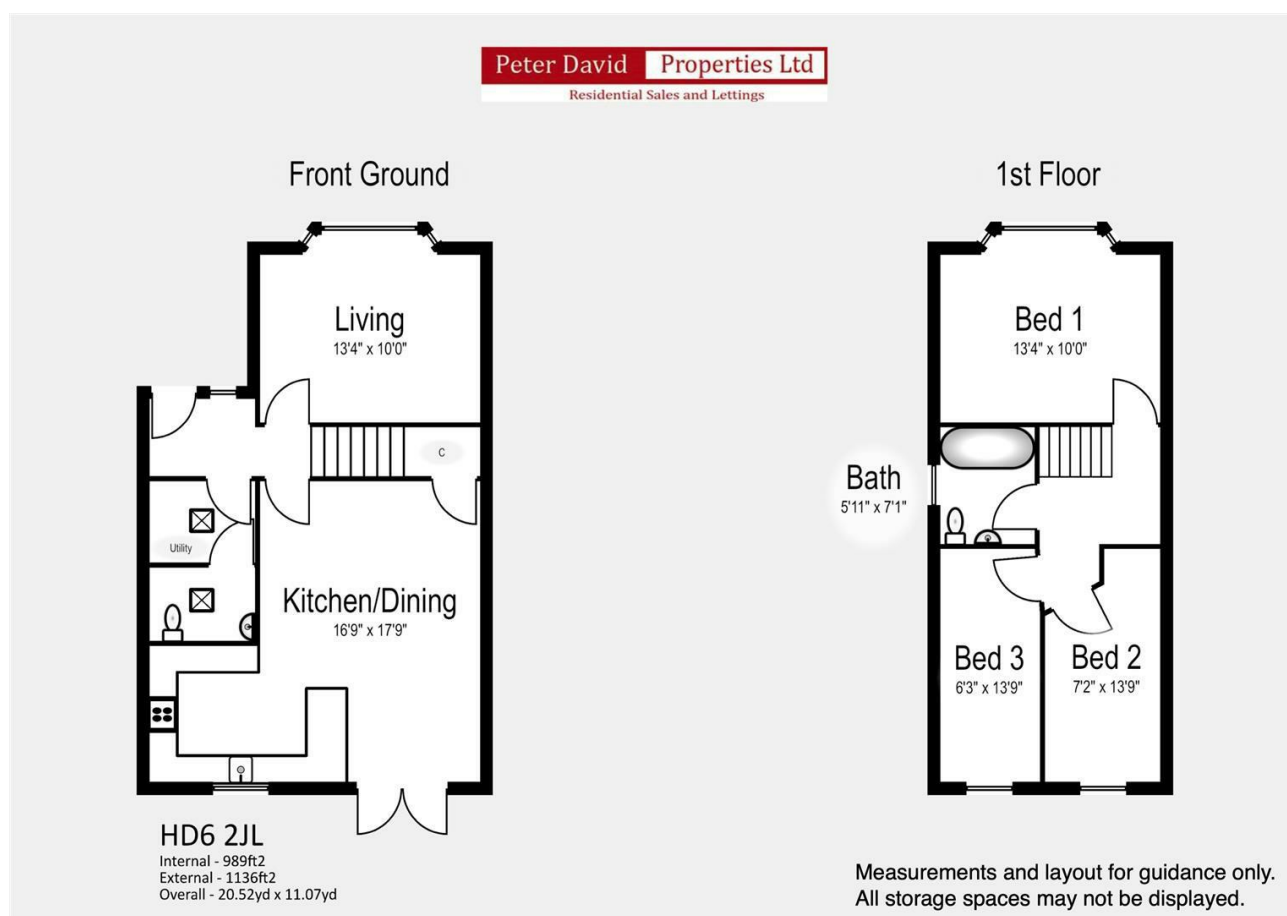
Hybrid Map



Terrain Map



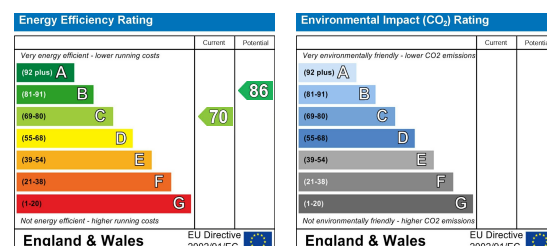
Floor Plan



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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