

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 19 Imperial Close

Bailiff Bridge, Brighouse, HD6 4DF

Offers Over £260,000

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# 19 Imperial Close

Bailiff Bridge, Brighouse, HD6 4DF

**Offers Over £260,000**



Offered to the open market with NO UPWARD CHAIN is this four / five bedroom semi-detached modern town house, located in the SOUGHT AFTER AREA of Bailiff Bridge. This property is the perfect FAMILY HOME, as it is within close proximity to GOOD SCHOOLS. Further benefiting from being within easy reach of the M62 motorway network for those who commute, local bus routes, and Brighouse Town Centre and all local amenities within.

The property is set over three floors and briefly comprises: an entrance hallway, a storage cupboard, a utility room, and two bedrooms (one with an en-suite) to the ground floor. To the first floor there is a kitchen diner, a living room, and a WC, and to the second floor there are three bedrooms (with an en-suite to the master) and a house bathroom.

Externally there is an enclosed garden to the rear, which has a patio and artificial grass, and a gravel garden to the front. There is also a single garage, and two additional off road parking spaces.

The property is located on a quiet cul-de-sac, with a woodland to the rear, making it a quiet location for the growing family. Contact Peter David Properties to arrange a viewing today.

## Entrance Hallway

Providing access to the ground floor accommodation through a composite door. With a boiler cupboard, a useful storage cupboard, and access to two bedrooms and a utility room.

## Utility

With plumbing for a washing machine, space for a dryer, wooden effect base units, and a wood effect floor.

## Bedroom Four

A double bedroom on the ground floor, with neutral decor and a bay window to the front aspect.

## Bedroom Five / Study

A room on the ground floor which is currently being used as a study, but could also be a double bedroom. With a window and patio doors to the rear, and access to an en-suite bathroom.

## En-Suite

A ground floor en-suite bathroom with a WC, hand basin, and a large walk in shower. With part tiled walls and a window to the rear aspect.

## Living Room

A spacious living room with a Juliet balcony and a window to the front elevation.

## Dining Kitchen

An open plan dining kitchen with two windows to the rear elevation. The kitchen has matching wall and base units, an inset stainless steel sink and drainer, and a cupboard housing the boiler. With an integral four ring gas hob, electric oven, a fridge freezer, and integral dish washer.

## WC

With a wood effect floor, a WC, and a hand basin.

## Landing

Providing access to the second floor and access to the loft hatch.

## Master Bedroom

A large double bedroom with neutral decor, a window to the front elevation, and access to a dressing room and an en-suite bathroom.

## En-Suite

With a hand basin, a WC and a walk in shower. Window to the front elevation and part tiled walls.

## Bedroom Two

A double bedroom with a window to the rear elevation.

### Bedroom Three

A single bedroom with a window to the rear elevation.

### House Bathroom

A part tiled bathroom with a WC, hand basin, and a bath.

### External

Externally the property benefits from a gravel garden to the front, with a single garage and off road parking for two cars. To the rear there is an enclosed tiered garden with a patio and artificial grass.

### Directions

For Satnav please use the postcode HD6 4DF.

### 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.

### 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 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.



## Road Map



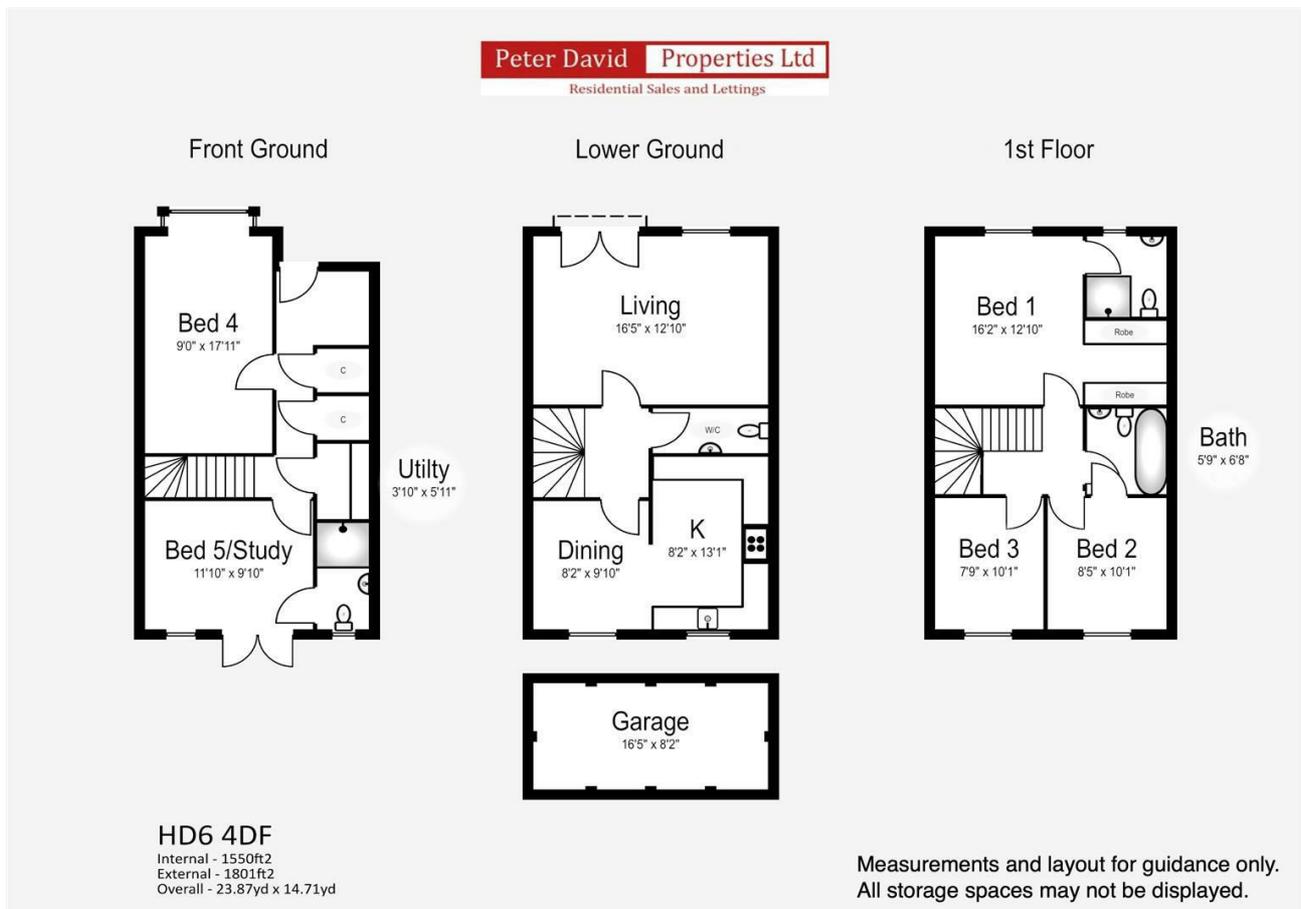
## Hybrid Map



## Terrain Map



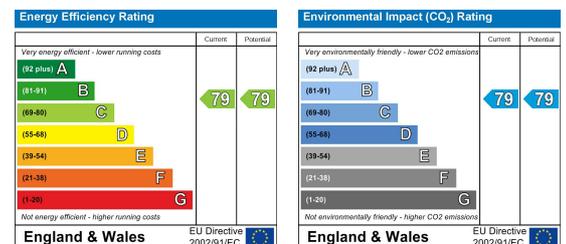
## Floor Plan



## 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



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