

Peter David

Properties Ltd

Residential Sales and Lettings



2B Bracken Road

Brighouse, Brighouse, HD6 2HW

Offers Over £399,000



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Peter David Properties are delighted to present to the market with NO UPWARD CHAIN this UNIQUE three bedroom DETACHED CONVERTED BARN. Located in a HIGHLY SOUGHT AFTER area, the property is also within walking distance to good schools, is within easy reach of both Brighouse and Halifax town centres and close to the M62 motorway network.

The property, which boasts original features throughout, briefly comprises; a large kitchen, a living room, a dining room, a downstairs cloakroom, a master bedroom with a walk-in wardrobe and wet room, two further bedrooms and a modern bathroom. Externally, the property benefits from a shared driveway, a privately gated double garage, as well as a substantial garden and patio area. Internal viewing is highly recommended - contact Peter David Properties to arrange a viewing today!

Kitchen

16'3" x 15'10" (4.95 x 4.83)

A spacious kitchen diner with matching wall and base units. With space and plumbing for free-standing appliances, an inset stainless steel sink and drainer and a cupboard housing the boiler. The kitchen benefits from an exposed brick feature wall, which provides space for a cooker. With a window to the front overlooking the garden, tiled flooring, tiled splashback and original beams.

Dining Room

15'9" x 22'7" (4.80 x 6.88)

A beautiful and spacious dining room which really possesses a luxurious barn feel. With a beamed ceiling and an arched window to the front aspect. With French doors to the garden.

Living Room

17'6" x 15'5" (5.33 x 4.70)

A large space accessed via stone steps from the living room and providing a further sitting area, and a wood beamed ceiling. There is an original wood fireplace and a window to the front aspect.

Cloakroom

4'5" x 4'4" (1.35 x 1.32)

A downstairs cloakroom featuring a WC and hand basin. Benefiting from tiled flooring, tiled splashback and a chrome towel rail.

Gallery Landing

23'8" x 5'11" (7.21 x 1.80)

Overlooking the living room and stained glass arched window. With velux windows.

Master Bedroom

15'7" x 10'3" (4.75 x 3.12)

A large double bedroom with a beamed ceiling, windows to the front elevation and velux windows providing more natural light.

Wet Room

8'7" x 6'4" (2.62 x 1.93)

A modern en-suite wet room with an impressive three piece suite, comprising; a walk-in shower, a WC and a hand basin encased in a vanity unit. With a heated towel rail, a spotlight ceiling, velux windows and tiled flooring.

Walk in Wardrobe

6'6" x 6'4" (1.98 x 1.93)

With fitted wardrobes, shelving and a mirror.

Bedroom Two

15'0" x 12'2" (4.57 x 3.71)

A double bedroom with a window to the front and a large velux window.

Bedroom Three

10'7" x 9'0" (3.23 x 2.74)

A good sized third bedroom with a glass feature window overlooking the lounge. With a window to the front elevation and a beamed ceiling.

Bathroom

8'11" x 7'9" (2.72 x 2.36)

Large family bathroom with a modern three piece suite, comprising; a large bath with centre taps, a hand basin and a WC. With tiled flooring and built-in modern beamed shelving.

Exterior

The property is accessed via a large driveway and benefits from a double garage. There is also a substantial lawn and a patio.

Directions

For Satnav please use the postcode HD6 2HW

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



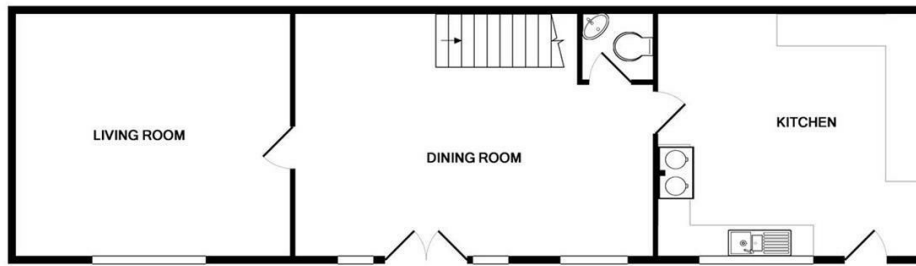
Hybrid Map



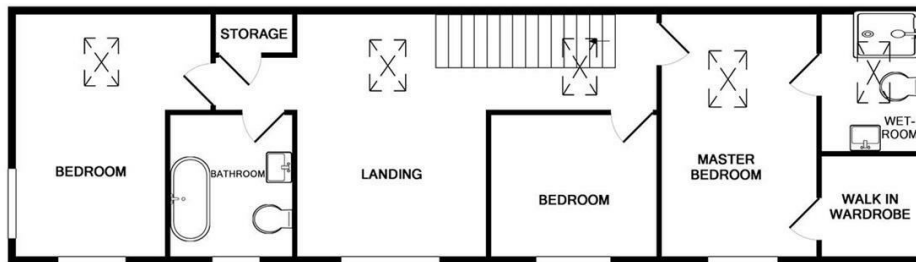
Terrain Map



Floor Plan



GROUND FLOOR



1ST FLOOR

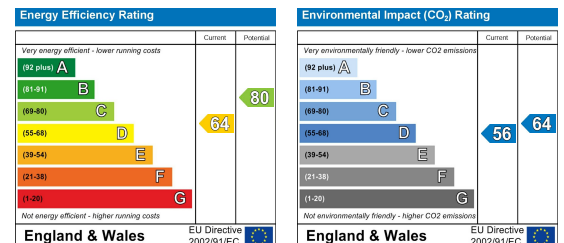


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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