Peter David Properties Ltd

Residential Sales and Lettings

# 35 Camm Street

Brighouse, HD6 1UE

**£650 PCM**

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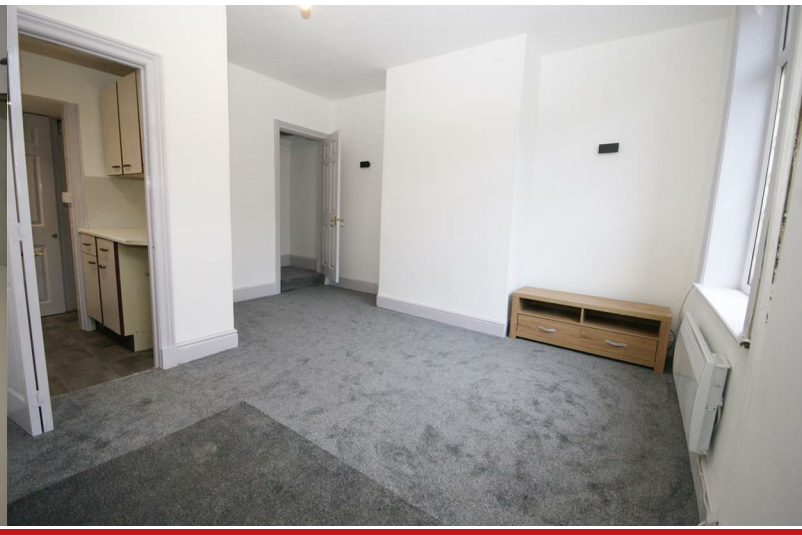


# 35 Camm Street

Brighouse, Brighouse, HD6 1UE

## £650 PCM

Peter David Properties are pleased to present to the rental market this two bedroom terrace property, located in Brighouse. Internally comprising: a living room, kitchen, dry cellar, two double bedrooms, and a house bathroom. Externally there is on street parking to the front and a small gated garden. The property is within walking distance to Brighouse Town Centre and all local amenities within, and also close to the M62 motorway network. Contact Peter David Properties to arrange a viewing today.

### Living Room

14'02 x 13'00 (4.32m x 3.96m)

A good size living room with a gas fire and a window and PVCu door to the front aspect.

### Kitchen

6'11 x 6'00 (2.11m x 1.83m)

The kitchen benefits from a stainless steel sink and drainer, matching wall and base units, and a window to the side aspect.

### Cellar

8'06 x 8'03 (2.59m x 2.51m)

A good size dry keeping cellar which benefits from plumbing for a washing machine, space for appliances, and a window to the front aspect.

### Landing

6'05 x 4'10 (1.96m x 1.47m)

Providing access to the first floor.

### Bedroom One

14'08 x 9'03 (4.47m x 2.82m)

A double bedroom with a useful built in storage cupboard and a window to the front elevation.

### Bedroom Two

10'05 x 8'00 (3.18m x 2.44m)

A double bedroom with a window to the front elevation.

### Bathroom

6'04 x 2'10 (1.93m x 0.86m)

Comprising: a WC, a hand basin, and a shower. With part tiled walls.

### External

Externally the property has a small gated garden to the front and on street parking.

### Directions

For Satnav please use the postcode HD6 1UE.

### 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.

### Viewings

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

### 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

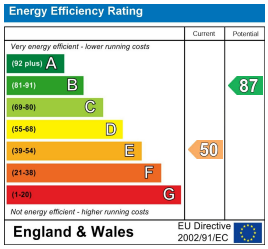
## Floor Plan

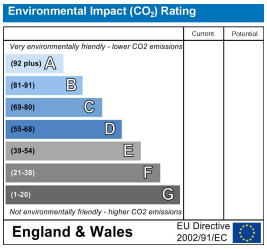
FLOOR PLAN
NOT AVAILABLE

## 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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