Peter David Properties Ltd

Residential Sales and Lettings



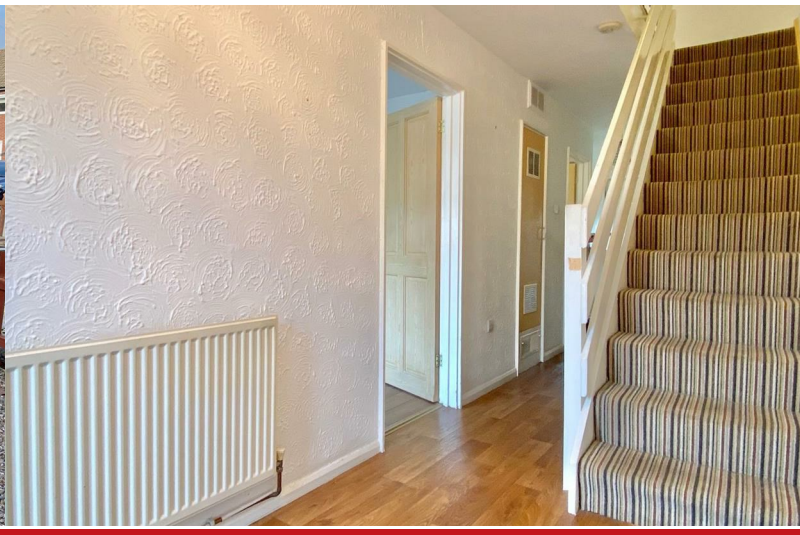
161 Whinney Hill Park

Brighouse, HD6 2NE

£130,000

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Tucked away on Whinney Hill Park, Brighouse, this delightful three-bedroom terraced house presents an excellent opportunity for first-time buyers, growing families, and savvy investors alike. The property boasts a spacious entrance hallway that welcomes you into a well-designed living space, complemented by a convenient downstairs w/c for added practicality.

With three generously sized bedrooms, this home provides ample room for relaxation and personal space. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household. The property is well-presented throughout, allowing you to move in with ease and make it your own.

Outside, you will find gardens to both the front and rear, offering a lovely outdoor space for children to play or for you to enjoy a quiet moment in the fresh air. With no onward chain, this property is even more appealing, allowing for a swift and uncomplicated purchase process.

This house is not only a fantastic value for the size and space it offers but also represents a wonderful opportunity to live close to Brighouse with its shops, amenities and schools. Whether you are looking to start your journey as a homeowner or expand your investment portfolio, this property is certainly worth viewing.

Entrance Hallway

A spacious entrance hallway leading in from the front of the home with laminate flooring throughout. With space under the stairs for storage or furniture and access onto the living room, kitchen and a downstairs w/c.

Living Room

A well sized living room overlooking the front garden with a light and neutral colour scheme and a feature fireplace as the focal point.

Kitchen Diner

With wooden base and wall units providing ample storage space, the kitchen has an oven, hob and a washing machine as well as a free standing fridge freezer. With room for a dining table and views over the rear garden, this room provides a great space to cook and entertain.

Downstairs W/C

With a w/c and hand basin.

Bedroom One

A double bedroom with built in wardrobes and a neutral colour scheme.

Bedroom Two

A second double bedroom with built in wardrobes and a neutral colour scheme.

Bedroom Three

A well sized single bedroom to the front aspect of the home.

Bathroom

With white tiling featuring a bath tub, over bath shower, hand basin and w/c.

External

A pathway leads to the front door assed a gravelled front garden with mature plants. To the rear is a well sized garden space featuring a patio and lawn, providing a private outdoor retreat.

Directions
For Satnav please use the postcode HD6 2NE

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.

PLEASE NOTE
1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 + VAT (£30 total) per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
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

Approx Gross Internal Area
85 sq m / 913 sq ft



Ground Floor
Approx 42 sq m / 452 sq ft

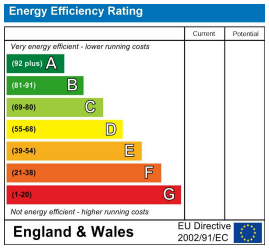
First Floor
Approx 43 sq m / 461 sq ft

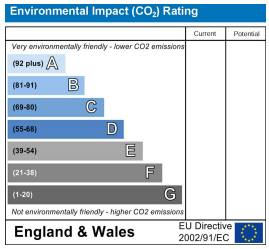
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.