Peter David Properties Ltd

Residential Sales and Lettings




# 22a Thornhill, Bonegate Road

Brighouse, HD6 1TQ

**£325,000**

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, Brighouse, HD6 1TQ

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* CONTACT PETER DAVID PROPERTIES FOR ANY VIEWINGS
* BY APPOINTMENT ONLY *

Peter David Properties are pleased to present to the open market with NO UPWARD CHAIN this FOUR BEDROOM DETACHED property located in the CONVENIENT residential area of Brighouse. Benefitting from a SELF CONTAINED ANNEXE, off road parking, a LARGE GARDEN and within easy reach of Brighouse town centre and all the amenities. Internally, the property briefly comprises: entrance hallway, kitchen, dining room, living room, ground floor WC, three bedrooms and a house bathroom. The self contained annexe benefits from a living area, kitchenette, WC and bedroom space. Externally, the property features a driveway for two cars to the front and a large garden to the rear. Please contact Peter David Properties to arrange a viewing.

### Entrance Hallway
Providing access to the property through a wooden door to the front aspect, with a useful storage cupboard.

### Cloakroom
A ground floor cloakroom with part tiled walls, a WC and a hand basin.

### Kitchen
The kitchen benefits from matching wooden wall and base units with granite effect work tops and tiled splash backs, a four ring gas hob with electric oven, a stainless steel sink and drainer and space for a washer and dishwasher. With a window to the front aspect.

### Dining Room
Leading from the kitchen is a separate dining room with patio doors to the rear garden.

### Living Room
A spacious living room with neutral carpets and décor and a window to the rear aspect overlooking the garden.

### Landing
Providing access to the first floor living accommodation, with a useful storage cupboard.

### Bedroom One
A double bedroom with built in wardrobes and drawers, an en-suite shower room and a window to the rear elevation.

### En-suite
An en-suite shower room with a shower cubicle and a hand basin.

### Bedroom Two
A further double room with a built in wardrobe and a Velux window at the rear.

### Bedroom Three
A single bedroom with built in wardrobes and drawers and a Velux window to the front elevation. With access to the loft.

### Bathroom
The house bathroom benefits from partially tiled walls, a bath with a shower over head, a WC and a hand basin. With a Velux window to the front elevation.

### Annexe
The property further benefits from a self-contained annexe with a living area, a kitchenette with matching wall and base units with granite effect work tops, a WC and access to a further storage/ living space.

### External
Externally, the property benefits from a driveway providing off road parking for up to two vehicles and a covered decked area to the front of the property and to the rear, there is a large enclosed garden, mostly laid to lawn with separate patio and decked areas and a shed.

## PLEASE NOTE

The photographs are a representation of the property before its last occupation.

## Viewings

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

## Directions

For Satnav please use the postcode HD6 1TQ

## 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.

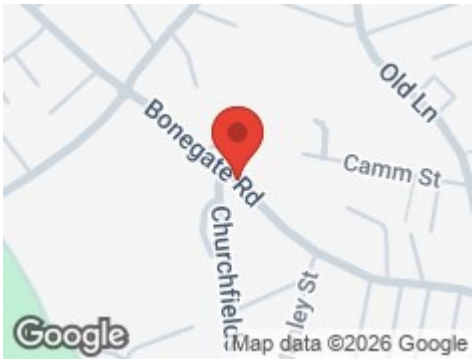








## Road Map



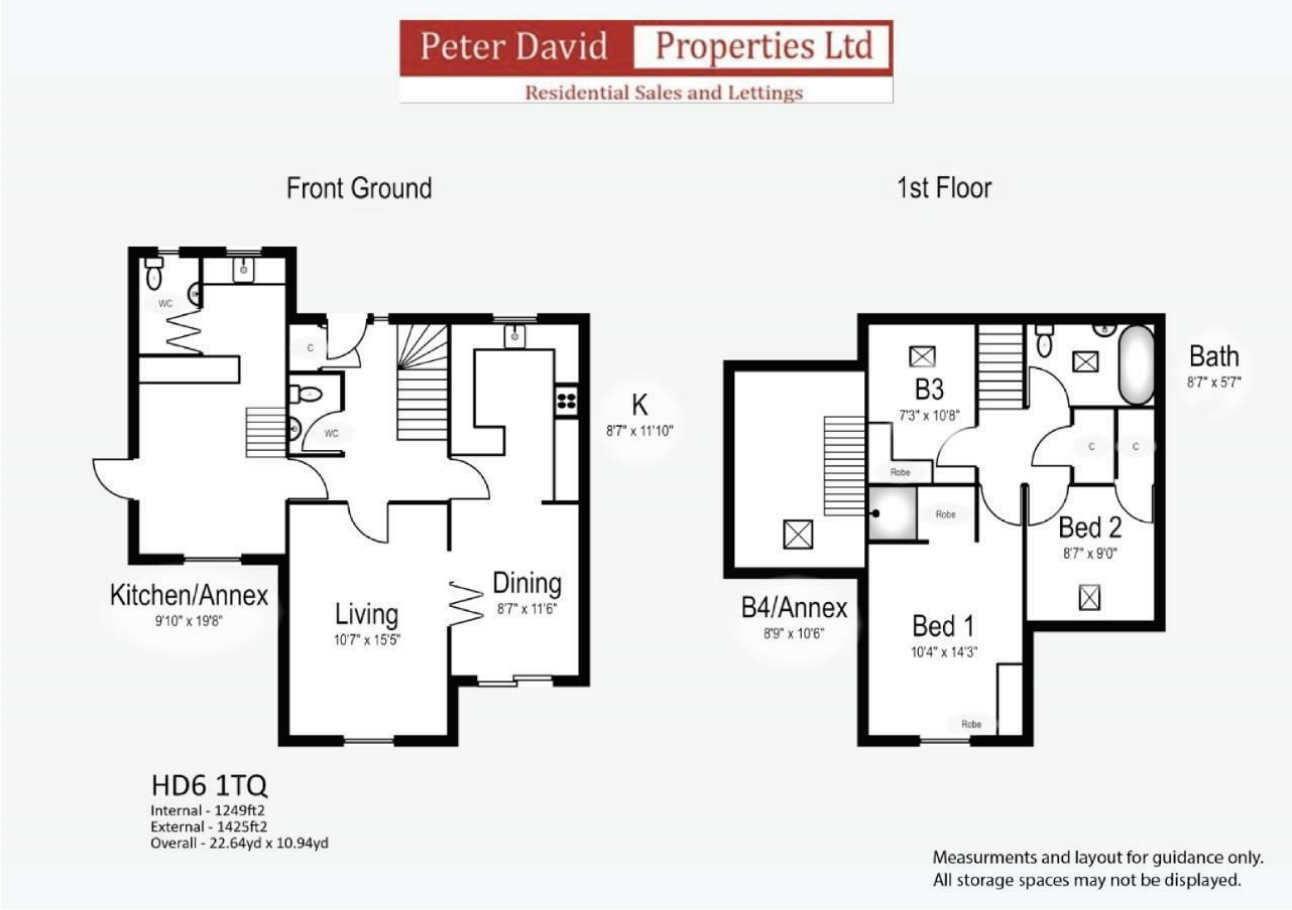

## Hybrid Map




## Terrain Map



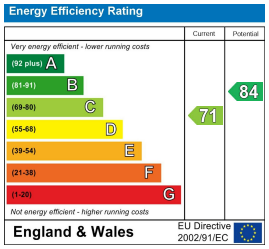

## Floor Plan

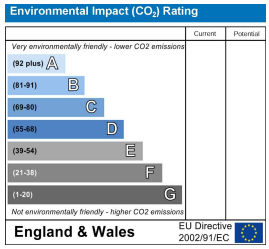



## Viewing

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.