



**7 Foxcroft Drive, Brighouse, Huddersfield, West Yorkshire, HD6 3PQ**  
**Asking Price £190,000**

UNEXPECTEDLY BACK ON THE MARKET, HAMILTON BOWER are pleased to offer FOR SALE WITH NO CHAIN this THREE BEDROOM SEMI-DETACHED FAMILY HOME located on a quiet cul-de-sac in Rastrick, Brighouse - HD6. With off-street parking to the rear, scope to modernise, and within close proximity to local schools, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising; entrance porch, hallway, kitchen, lounge, WC, three first floor bedrooms, bathroom and loft. Externally the property has a low-maintenance garden and detached single garage to the rear, and a lawned front garden with path leading to entrance porch. The property benefits from gas central heating and double glazing throughout and is being offered with no onward sale chain.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

## GROUND FLOOR

### Entrance Porch & Hallway

Entrance porch to the side of the property with dual-access from the front and rear.

The porch and entrance hallway offer an ideal space for a coat and shoe store, with access to all ground floor rooms.

### Breakfast Kitchen



Good-sized breakfast kitchen to the rear of the property with a view to the garden.

Fitted with a good range of matching units with complementary worktops.

Appliances included - washing machine, hob with oven/grill and overhead extractor, sink with drainer, fridge & freezer.

The kitchen offers space for a breakfast table with chairs if desirable, the lounge offers a secondary option for dining also.

### Lounge



Spacious lounge to the front of the property with a view to the garden.

Generous in size, with a central fireplace and ample room for a two/three-piece suite and a dining table if preferable.

### WC



Ground floor WC with access from the entrance hall and a frosted window.

## FIRST FLOOR

### Primary Bedroom



Generous primary bedroom with a great view to the front of the property allowing great natural light.

Offering ample room for a large bed, side tables and wardrobes as seen.

### Bedroom



Second bedroom, a further double with a view to the side of the property.

With a fitted wardrobe closet and space for a double bed with side tables.

### Bedroom



Third bedroom, a single/three-quarter bedroom with a view to the rear garden.

An ideal space for a child's bedroom or home office for those working remotely.

## Bathroom



House bathroom with matching three-piece suite and frosted window - bath with overhead shower, WC and wash basin.



Single detached garage to the rear of the property with up-and-over door offering parking or storage space.

## EXTERNAL



## Front

Lawned front garden with path leading to the front of the entrance porch.

## Rear



Low-maintenance garden to the rear of the property with central lawn, patio area and garden shed.

## Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	