

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Foxcroft Drive, Rastrick**

**£270,000**





Nestled in the charming area of Foxcroft Drive, Rastrick, Brighouse, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house boasts a well-maintained bathroom, ensuring that all your daily needs are met with ease. One of the standout features of this property is the generous gardens at both the front and rear, providing ample outdoor space for gardening, play, or simply enjoying the fresh air. The rear garden, in particular, offers a private retreat, perfect for summer barbecues or quiet evenings under the stars.

Additionally, the property includes a garage, providing secure storage for your vehicle or additional space for hobbies and projects. The location is well-connected, with local amenities and schools nearby, making it a practical choice for everyday living.

This semi-detached house on Foxcroft Drive is not just a home; it is a lifestyle opportunity waiting to be embraced. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.

- Three well-proportioned bedrooms, ideal for families or extra space
- Bright and inviting reception room, perfect for relaxing or entertaining
- Generous front and rear gardens, great for outdoor living and activities
- Private rear garden, ideal for summer barbecues or quiet evenings
- Garage providing secure parking or additional storage space
- Convenient location close to local amenities, schools, and transport links
- EPC RATING - C
- COUNCIL TAX BAND - C

### Accommodation

#### Kitchen/Diner

15'8" x 9'6" (4.8 x 2.9)

#### Lounge

11'10" x 16'8" (3.63 x 5.1)

#### Utility Room

3'3" x 9'10" (1 x 3)

#### First Floor

##### Bedroom 1

9'0" x 14'4" (2.75 x 4.38)

##### Bedroom 2

10'5" x 10'0" (3.2 x 3.05)

##### Bedroom 3

9'0" x 11'10" (2.75 x 3.63)

#### Bathroom

6'4" x 8'2" (1.95 x 2.5)

#### Garage

8'2" x 16'4" (2.5 x 5)

#### External

#### Directions

Please enter postcode HD63PH

#### PLEASE NOTE

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



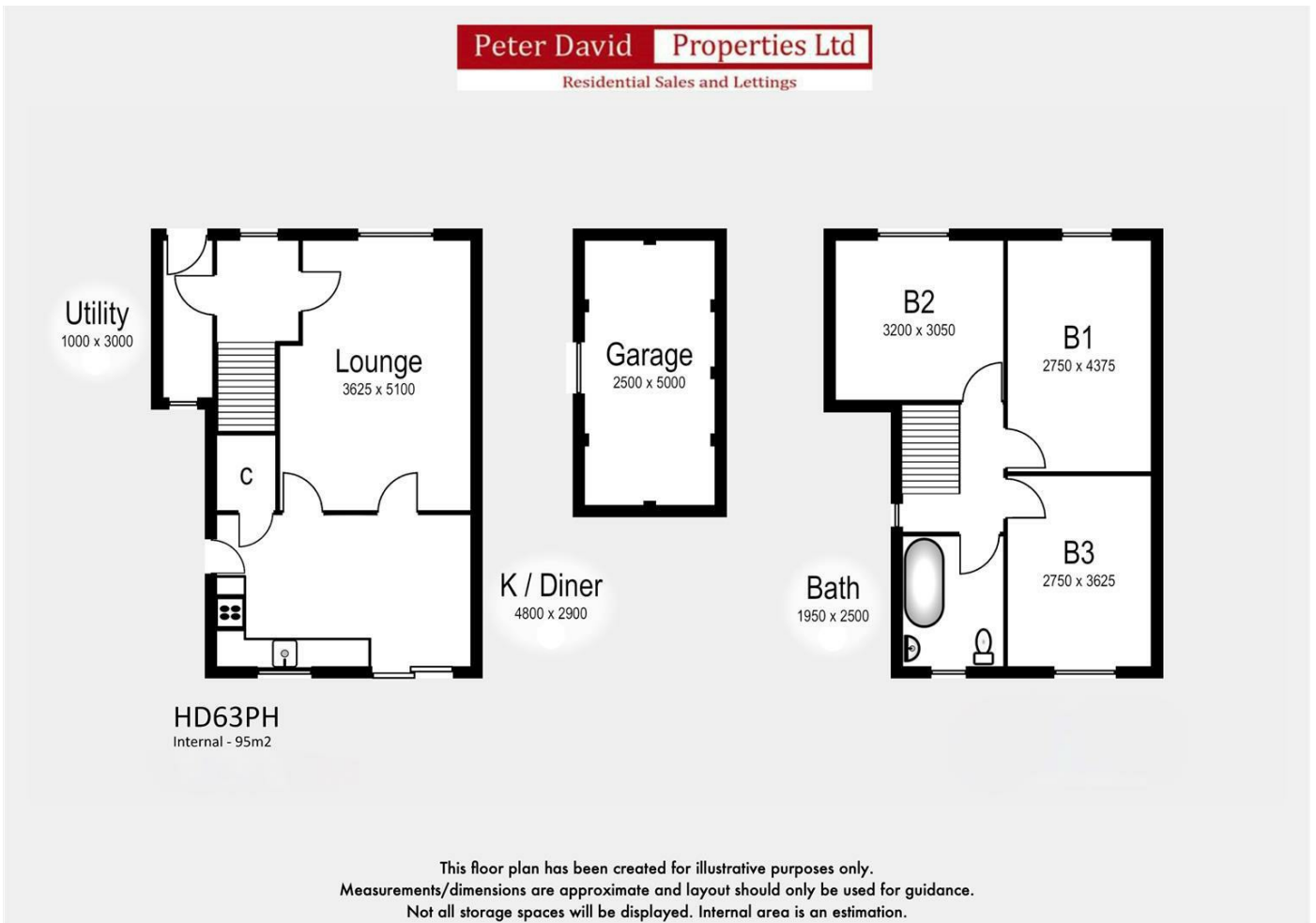
## Hybrid Map



## Terrain Map



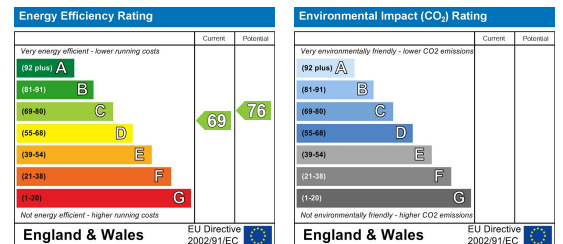
## Floor Plan



## Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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361 Skircoat Green Road,  
Halifax  
HX3 0RP

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

[www.peterdavid.co.uk](http://www.peterdavid.co.uk)

T: 01422 366948  
E: [halifax@peterdavid.co.uk](mailto:halifax@peterdavid.co.uk)

T: 01484 719191  
E: [brighouse@peterdavid.co.uk](mailto:brighouse@peterdavid.co.uk)

T: 01422 844403  
E: [hebdenbridge@peterdavid.co.uk](mailto:hebdenbridge@peterdavid.co.uk)

T: 01484 719191  
E: [huddersfield@peterdavid.co.uk](mailto:huddersfield@peterdavid.co.uk)