Peter David Properties Ltd

Residential Sales and Lettings

124 New Hey Road

Rastrick, Brighouse, HD6 3QG

Price guide £240,000

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* EXTENDED SEMI-DETACHED PROPERTY * SUPERB VIEWS* IDEAL LOCATION*

Peter David Properties are pleased to present to the open market this WELL PRESENTED extended three bedroom Semi-Detached property.

This ideal family home boasts THREE LARGE DOUBLE BEDROOMS, PRIVATE AND ENCLOSED GARDENS WITH SUPERB VIEWS, a DRIVEWAY (with parking for up to two cars) and a SINGLE GARAGE. Due to the size of the bedrooms there is potential to change this into a FOUR/FIVE BEDROOM property.

To the ground floor the property comprises: an entrance porch, a living room, a kitchen/diner, a utility room, a conservatory, a WC and an integral single garage. To the first floor the property benefits from three generous double bedrooms and a house bathroom.

Externally the property provides large and enclosed private gardens to the rear with superb views ,and to the front a gravelled area and a large driveway (with parking for up to two cars).

Located just a short drive to the M62 network, this is an ideal location for those looking to commute to Manchester or Leeds, and close to both Brighouse and Huddersfield town centres. There are good school nearby. Viewing is highly recommended.

Entrance Porch
Accessed via a PVCu door, enter this useful entrance porch with leaded PVCu windows to both the front and side aspect.

Living Room
A generous sized living room with a large bay PVCu window to the front aspect. The focal point of the room is the fireplace, which houses a gas fire and has a marble with wood surround. Benefiting from a neutral carpet that flows throughout the living room, dining area and first floor accommodation.

Kitchen/Diner
This modern kitchen/diner located to the rear of the property provides splendid views and everything required to suit modern family life. The kitchen has white hi-gloss matching wall and base units, black laminate work-surfaces, tiled splash-backs and ceramic tiled flooring. Integral appliances include; an electric oven, a gas hob with extractor, a fridge/freezer. a dishwasher, a microwave and a stainless steel sink and drainer. Benefiting from a large dining area and storage cupboard and providing access to the ground floor WC, Conservatory and Utility.

Utility
A useful utility room with matching wall and base units and laminate work surfaces also benefiting from plumbing for a washing machine . Providing access to a single garage through an integral door and access to the rear garden.

WC
A fully tiled useful ground floor WC with hand basin.

Conservatory
An impressive conservatory with ceramic tiled flooring and french doors leading out to the garden, this provides an ideal space to relax and unwind. The views can be truly appreciated from this room.

Landing
A spacious landing providing access to all first floor accommodation.

Master Bedroom
This large master bedroom benefits from built in wardrobes, drawers and a dressing table. Allowing plenty of natural light though a bay PVCu window to the front elevation.

Bedroom Two
A third large double bedroom with PVCu window to front elevation.

Bedroom Three
A second double bedroom also benefiting from built in wardrobes. Due to the size and shape of this room it also provide a good office space. Two PVCu windows to the rear elevation.

Bathroom
A fully tiled house bathroom with four piece suite comprising: a shower cubicle, a corner bath, a WC and hand basin. Also benefiting from a mirrored cabinet. and PVCu window to rear elevation.

Garage
A single garage with up and over door.

Exterior
Externally the property benefits from a paved driveway (with parking for up to two cars) leading to a single garage and a gravelled area to the front and to the rear a large enclosed garden with a decking, patio and grassed area and an abundance of mature shrubs. There are splendid views across open field to the rear of the property.

Mortgages
We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

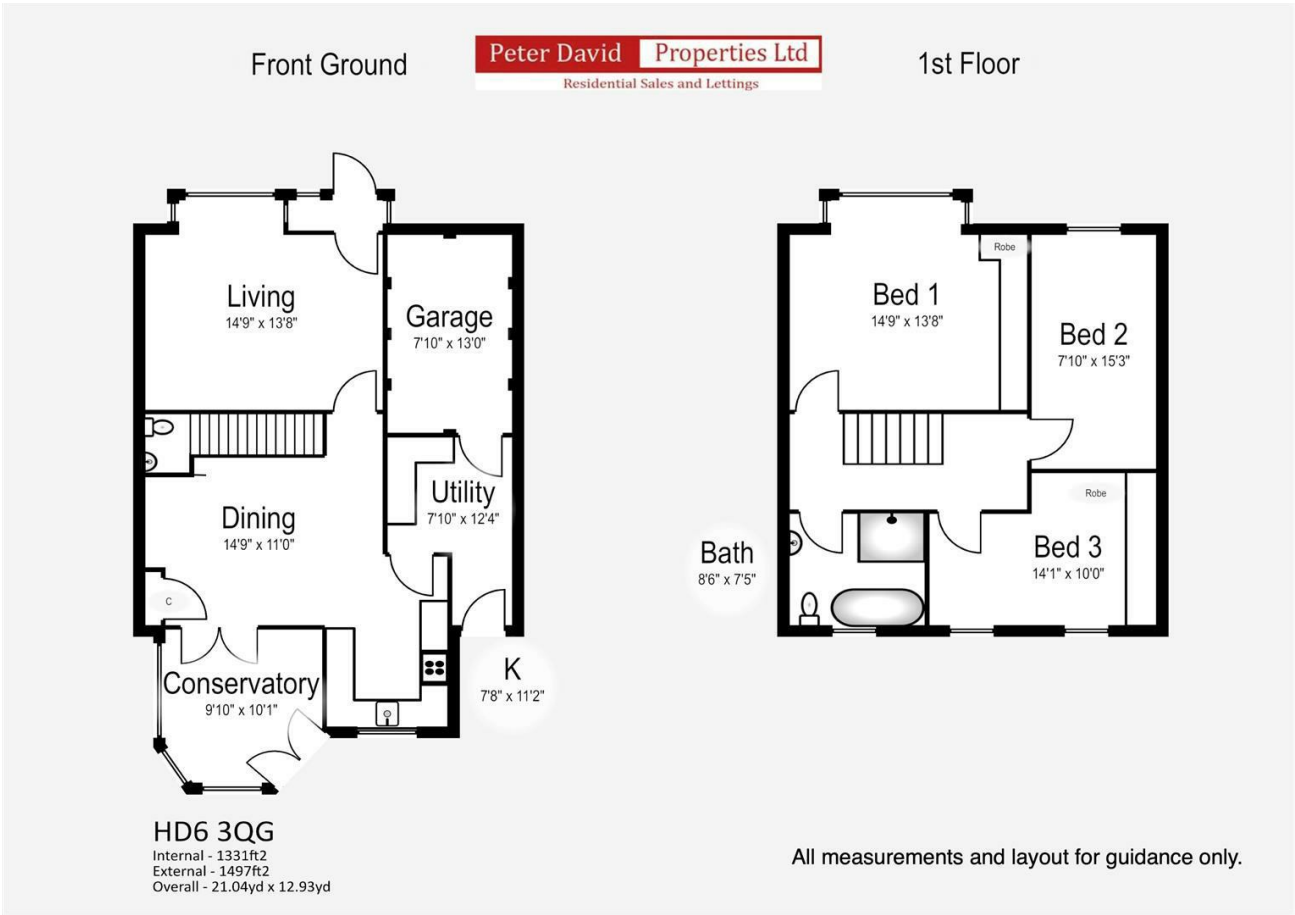
Disclaimer
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, 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

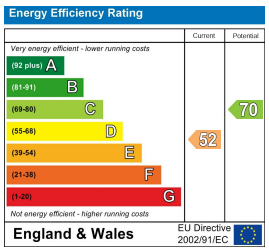
Floor Plan

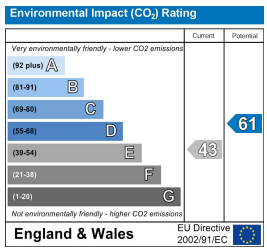


Viewing

Please contact us on 01484 817299 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.

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