



73 Foxcroft Drive

Brighouse, HD6 3PH

£215,000



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****Unexpectedly back on the market****

*** EXTENDED THREE BEDROOM PROPERTY * DECEPTIVELY SPACIOUS * NEWLY FITTED KITCHENS AND BATHROOMS * NEW BOILER *** Conveniently located in the popular residential area of Rastrick is this deceptively spacious three bedroom semi-detached property which would make an ideal home for a young or growing family. The property is within close proximity of all local amenities, good primary and secondary schools and access to the M62 motorway network. The current owners have carried out extensive work to the property, including a new kitchen, a new bathroom, a new boiler, a partial re-wire, new composite doors, roofing work and new double glazed windows. The property briefly comprises: an entrance porch, a large living room, a dining room which is open plan to the kitchen, a utility area, a ground floor WC and a modern kitchen. The first floor comprises: a landing, two double bedrooms, a single bedroom and a new house bathroom. Externally, the property benefits from a driveway providing off road parking with space for multiple cars, a garage and a garden to both the front and rear. If you are looking for a property that is ready to move into, please contact Peter David Properties to arrange your viewing.

****This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. ****

Entrance Porch

3'7" x 3'0" (1.09 x 0.91)

External composite door leading into the entrance porch which leads into the living room.

Living Room

22'5" x 13'9" MAX (6.83 x 4.19 MAX)

A larger than average living room with dual aspect windows to the front and side, an electric fire with a wooden surround and a useful understairs storage cupboard.

Dining Room

9'2" x 8'8" (2.79 x 2.64)

The dining room is open plan to the kitchen and has access to the utility and WC.

Utility Room

4'10" x 4'1" (1.47 x 1.24)

With space for an under counter fridge and space and plumbing for a washing machine. The utility room houses the Ideal combi boiler and provides access to the ground floor WC.

Ground Floor WC

4'10" x 4'8" (1.47 x 1.42)

Comprising: low level dual flush WC and pedestal sink. With tiled walls and an obscured window to the side aspect.

Kitchen

13'1" x 10'0" (3.99 x 3.05)

A modern fitted kitchen with matching wall and base units, tiled splashback and wood effect floor. Comprising: inset sink and drainer, induction hob, electric oven and grill and an extractor fan. Also benefiting from space for a freestanding fridge freezer, space for a dryer, ceiling spotlights, window to the rear aspect and an external composite door which leads out into the rear garden.

Landing

13'4" x 5'6" MAX (4.06 x 1.68 MAX)

Providing access to the first floor accommodation and the loft hatch. Also benefiting from a useful storage cupboard.

Master Bedroom

13'10" x 9'2" (4.22 x 2.79)

A large double bedroom with a window to the rear elevation.

Bedroom Two

12'0" x 8'8" MAX (3.66 x 2.64 MAX)

A second double bedroom with built in wardrobes and a window to the front elevation.

Bedroom Three

8'0" x 7'2" (2.44 x 2.18)

A good sized single bedroom with a window to the side elevation.

Bathroom

7'11" x 6'7" (2.41 x 2.01)

The partially tiled bathroom comprises: low level dual flush WC, sink encased within vanity unit and 'P' shaped bath with shower over and shower screen. Also benefiting from a heated towel rail, tile effect flooring, ceiling with spotlights and an obscured window to the rear elevation.

External

Externally the property benefits from a large driveway which provides off road parking for multiple cars and a garage. To the front of the property is a pebbled garden and at the rear there is an enclosed garden with a patio area and AstroTurf.

Viewings

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

Directions

For Satnav please use the postcode HD6 3PH

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.

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



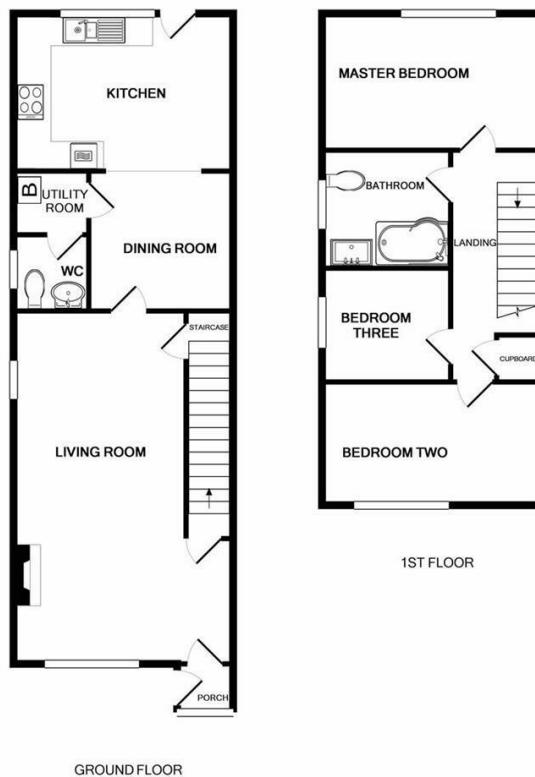
Hybrid Map



Terrain Map



Floor Plan



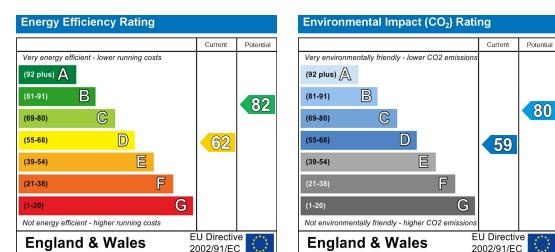
GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.