

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 12 Foxcroft Drive

Rastrick, Brighouse, HD6 3PQ

Offers Over £185,000



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**Offers Over £185,000**



**\*\*NO UPWARD CHAIN \*\***

Peter David Properties are pleased to present to the open market this THREE BEDROOM semi detached property, located in the CONVENIENT LOCATION of Rastrick. The property offers GARDENS TO THE FRONT AND REAR, along with a DETACHED GARAGE which has light and power. Located in Rastrick, the property is within EASY REACH OF GOOD LOCAL SCHOOLS, and is also CLOSE TO BRIGHOUSE TOWN CENTRE, with all local amenities within. Internally comprising: an entrance hallway, cloakroom, kitchen, living room with space to dine, three bedrooms, and a house bathroom. This is the ideal property for a growing family and is likely to be popular - contact Peter David Properties to arrange a viewing today!

## **Entrance Hallway**

Providing access to the property from both the front and rear aspect. With neutral decor, a laminate floor, and a window to the side aspect.

## **Cloakroom**

A ground floor cloakroom with a WC and a hand basin. Further benefitting from a useful storage cupboard housing the boiler, and a window to the rear aspect.

## **Kitchen**

A modern well presented kitchen which benefits from an integral four ring gas hob with a double electric oven, an inset stainless steel sink and drainer, and space and plumbing for a washing machine and a dryer. With matching white wall and base units, tiled splashbacks, and a laminate floor. Large window to the front aspect.

## **Living Room**

A large living room which benefits from having ample

space to dine. With an electric fire, neutral carpet and decor, and a window to the rear aspect.

## **Landing**

Providing access to the first floor and access to the loft. With a useful built in storage cupboard.

## **Bedroom One**

A good size double bedroom with a window to the rear elevation.

## **Bedroom Two**

A double bedroom with a window to the side elevation.

## **Bathroom**

A neutral part tiled bathroom suite which benefits from a WC, a hand basin, and a bath with a shower over head and a glass shower screen. With a window to the front elevation.

## **Bedroom Three**

A single bedroom with a built in storage cupboard and a window to the front elevation.

## **External**

Externally the property benefits from a detached garage which has light and power, an easy to maintain lawn to the front, and a lawn and a patio to the front.

## **Directions**

For Satnav please use the postcode HD6 3PQ.

## **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.

### Viewings

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

### 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.

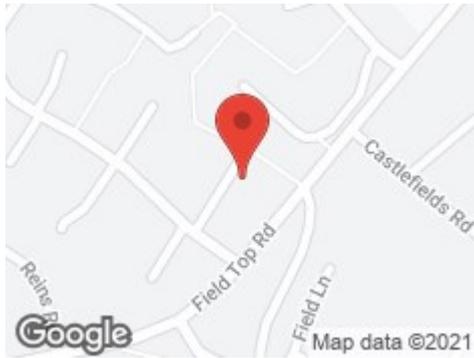
4. Services: Please note we have not tested the

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



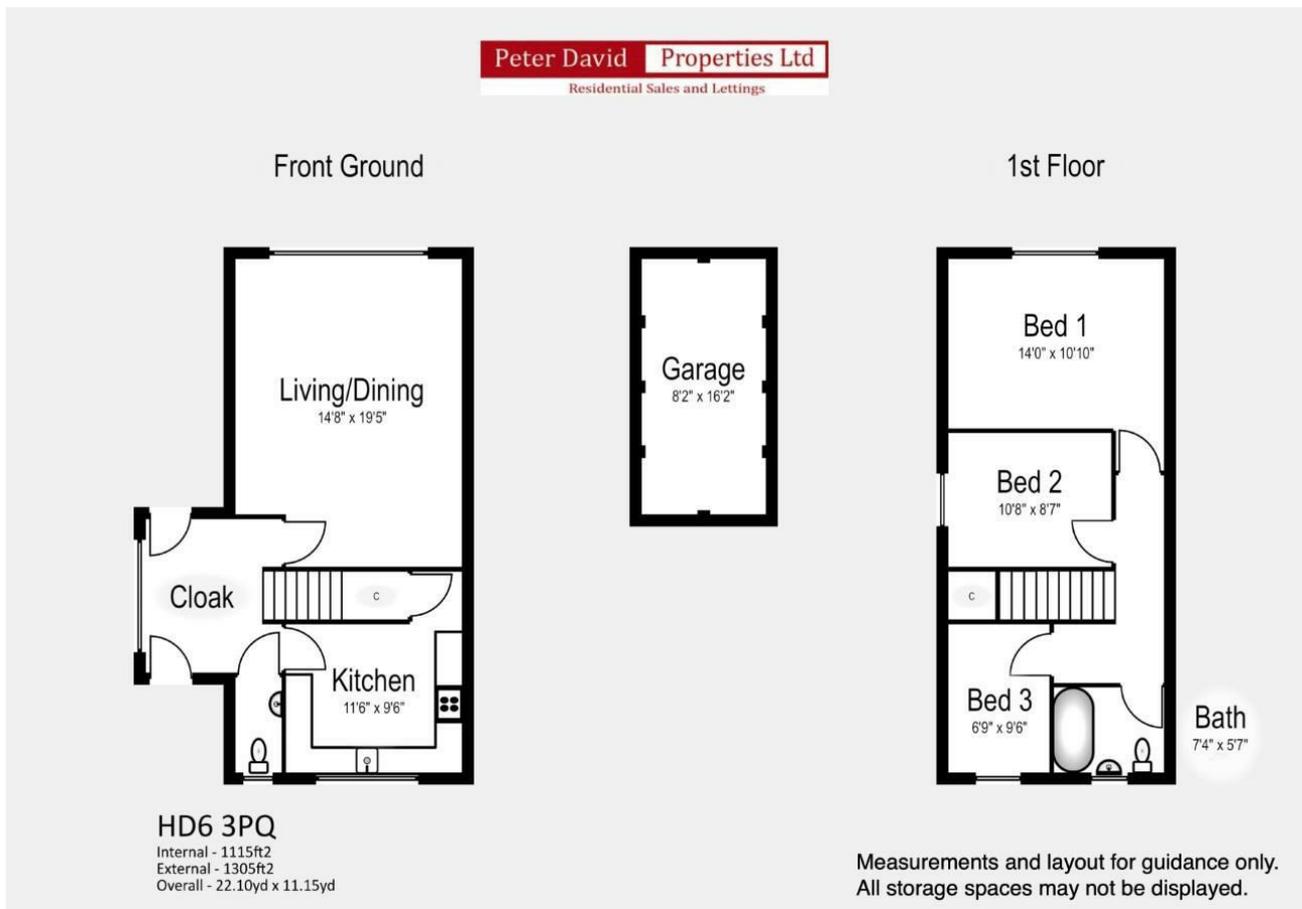
## Hybrid Map



## Terrain Map



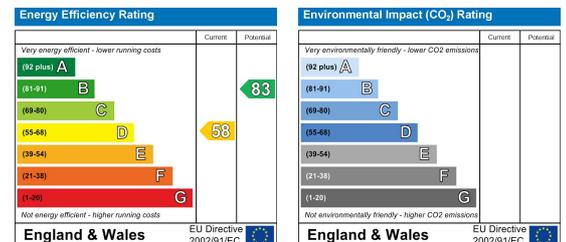
## Floor Plan



## Viewing

Please contact us on 01484 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.

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