



### 41 Foxcroft Drive

Brighouse, HD6 3PQ

**£235,000**



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Rastrick, Brighouse, HD6 3PQ

**£235,000**



Nestled in the desirable area of Foxcroft Drive, Brighouse, this semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts three double bedrooms, ensuring ample space for relaxation and rest. The well-proportioned living room offers a comfortable setting for family gatherings, while the kitchen is designed to cater to all your culinary needs.

This home has been thoughtfully extended to include additional utility space, enhancing its practicality for modern living. The property is well presented throughout, reflecting a warm and inviting atmosphere that you will be proud to call home.

Outside, you will find a garage and a driveway that accommodates parking for multiple vehicles, a valuable feature in today's busy world. The gardens surrounding the property provide a lovely outdoor space for children to play or for you to enjoy a quiet moment in the fresh air.

In summary, this deceptively spacious semi-detached house on Foxcroft Drive is a perfect blend of comfort, style, and functionality, making it an ideal choice for those seeking a welcoming family home in a sought-after location. Don't miss the chance to make this delightful property your own.

## Entrance Porch

Leading in from the front of the home, the entrance porch provides space for coats and shoes before leading into the living room.

## Living Room

Overlooking the front garden, the living room benefits from laminate flooring with a light neutral colour scheme and a feature grey wall. There is a bracket for mounting a television above the electric feature fireplace. The living room leads into the kitchen through double doors.

## Kitchen Diner

With white base and wall units there is plenty of worksurface and storage space. There is an integrated oven, gas hob and extractor fan, as well as a stainless steel sink and drainer and space for a washing machine, fridge, freezer and a large dining table. An understairs storage cupboard provides useful additional space and a upvc door leads out onto the rear garden.

## Utility Room

Making use of a side extension, the utility has space for a washer and drier as well as having a second entrance porch to the side of the home.

## Bedroom One

A well sized double bedroom overlooking the rear of the home with a light grey colour scheme and laminate flooring. With ample floorspace for bedroom furniture there is also a ceiling fan.

## Bedroom Two

A double bedroom to the front of the home which currently has two beds in it. With laminate flooring and a light and neutral colour scheme.

## Bedroom Three

A double bedroom to the side aspect with dark grey carpet and magnolia walls.

## Bathroom

A four-piece bathroom suite with a bath tub, walk in shower, w/c and hand basin. finished with white tiling and ceiling spotlights.

## Garage

Ideal for parking and storage space.

## Directions

For Satnav please use the postcode HD6 3PQ

## Viewings

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

## 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.

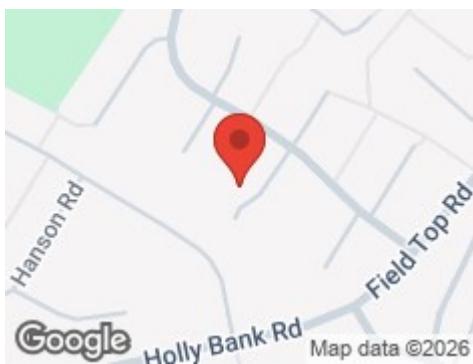
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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



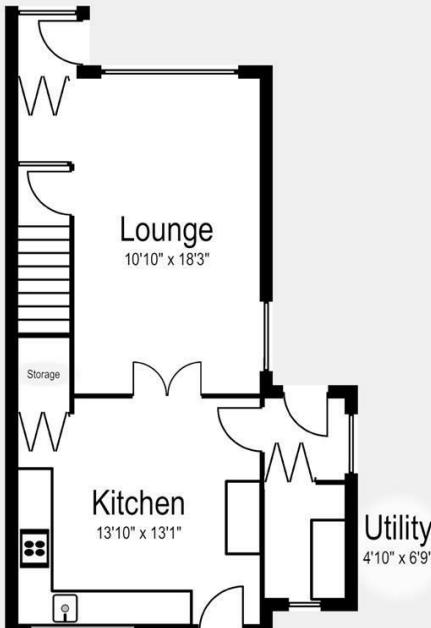
## Terrain Map



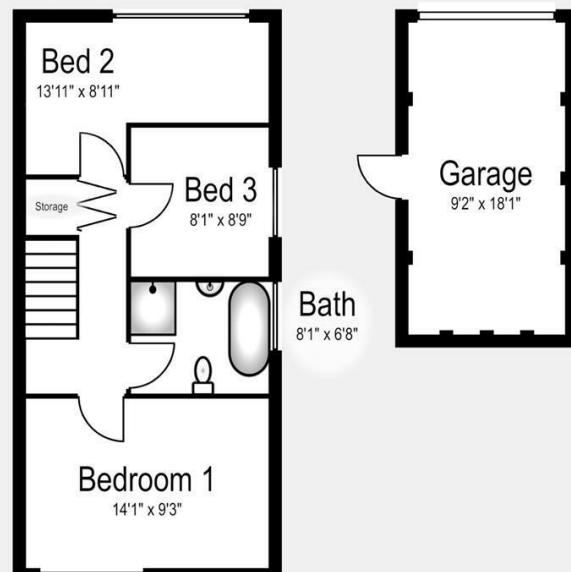
## Floor Plan

Peter David Properties

### Front Ground



### 1st Floor



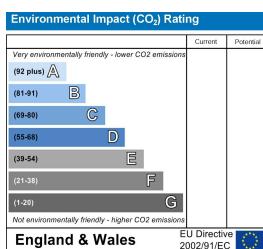
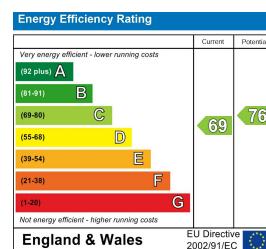
HD6 3PQ  
Internal - 1116ft<sup>2</sup>

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

## 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



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