



## 18 Hawthorn Close

Brighouse, HD6 1RG

**£1,102 PCM**



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This three bedroom, semi-detached property is available to rent immediately. Close to good local schools and local amenities. Internally the property comprises: a spacious living room, a kitchen, a bathroom, two double bedrooms and a single bedroom. Externally, the property benefits a block-paved driveway providing off-road parking, a detached single garage with power and a pleasant garden to the rear which is fully enclosed and private. Please call the office to book your viewing now!

EPC rating D

Council tax band C

Pets considered

#### Entrance Hallway

A uPVC door provides access to the property from the front, with a staircase to the first floor accommodation and access to the living room. There is engineered oak flooring to the ground floor, oak internal doors and a useful area for cloaks.

#### Living Dining Room

24'7" x 13'1" Max (7.49 x 3.99 Max)

A large open plan reception room, with ample space to dine. The room is dual aspect, allowing ample natural light. Benefiting from sliding patio doors to the rear garden.

#### Kitchen

10'1" x 7'11" (3.07 x 2.41)

This well-presented kitchen has oak wall and base units, new work surfaces and tiled splashbacks. With a window to the rear aspect, an inset stainless steel sink and drainer, space for free-standing appliances and a newly fitted induction hob. There is access to the pantry cupboard which houses the new boiler.

#### Landing

With a loft hatch and a window to the side aspect.

#### Bathroom

7'10" x 5'8" (2.39 x 1.73)

This newly fitted bathroom has fully tiled walls and a three piece suite, comprising: a WC, a hand basin and a bath with a sliding shower screen and an over bath shower. There is a wall-mounted, heated, chrome towel rail and a window to the rear elevation.

#### Master Bedroom

12'9" x 10'6" (3.89 x 3.20)

A large double bedroom with fitted wardrobes to one wall. Window to the front elevation.

#### Bedroom Two

11'2" x 8'6" (3.40 x 2.59)

A double bedroom with a window to the rear elevation overlooking the garden.

#### Bedroom Three

8'3" x 7'3" (2.51 x 2.21)

A single bedroom which could also be used as a study, with a window to the front elevation and a useful built-in storage cupboard.

#### Exterior

To the front of the property there is a block-paved driveway providing off-road parking, leading to the single detached garage. The property benefits from LED lighting to all three elevations - ideal for security purposes and also aesthetically pleasing. To the rear of the property there is a patio, perfect for entertaining! There is also a lawn. The rear garden is private and enclosed.

## **Viewings**

By appointment only.

## **Directions**

From Brighouse town centre, take Clifton Road /A643 and continue to follow A643. Turn left onto Thornhills Ln and then turn left onto Rowan Dr. Turn left onto Hawthorn Cl.

## **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



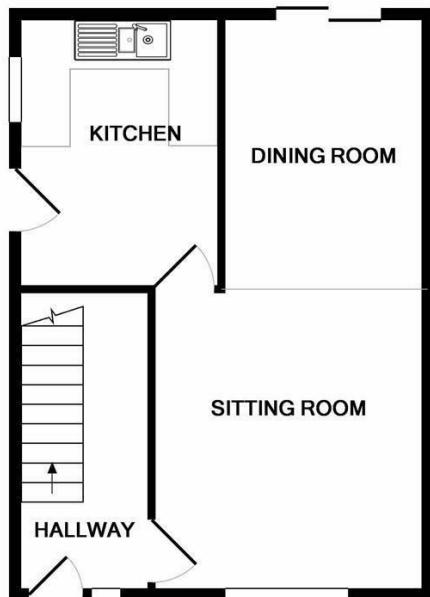
## Hybrid Map



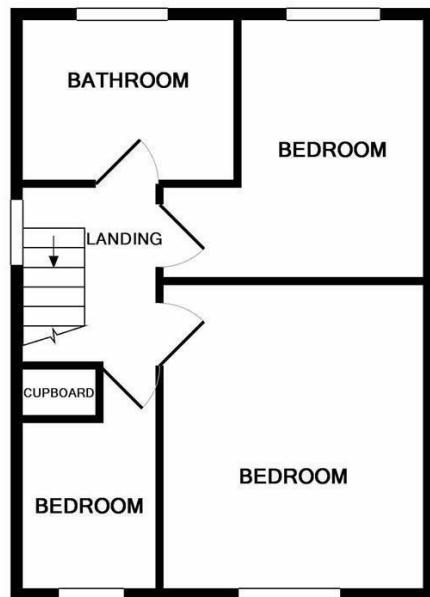
## Terrain Map



## Floor Plan



GROUND FLOOR



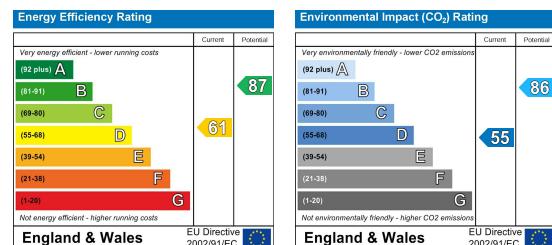
1ST FLOOR

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



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