

# Peter David

# Properties Ltd

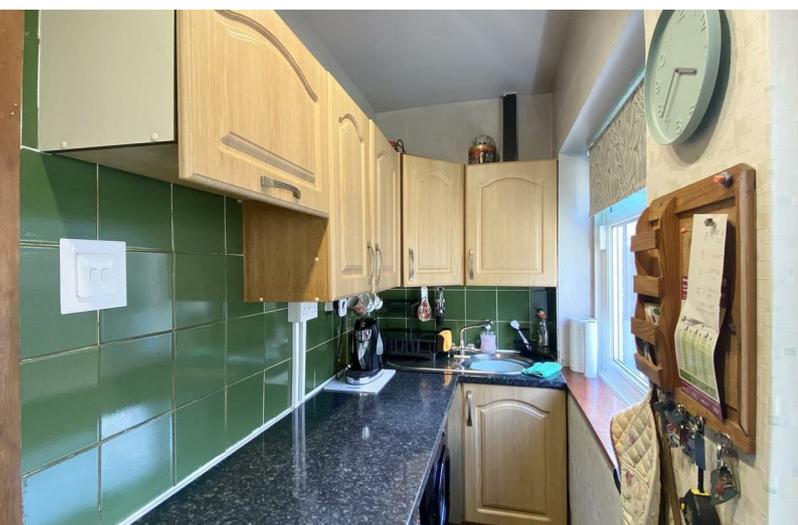
Residential Sales and Lettings



## 4 Castle Terrace

Brighouse, HD6 3HU

£90,000



# 4 Castle Terrace

Rastrick, Brighouse, HD6 3HU

£90,000



Nestled in the charming area of Castle Terrace, Brighouse, this delightful terraced house presents a wonderful opportunity for those seeking a comfortable and inviting home. With one spacious bedroom, complete with ample wardrobe space, this property is ideal for individuals or couples looking for a cosy retreat.

The living room offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. Adjacent to the living area, the separate kitchen provides a functional space for culinary pursuits, making it easy to prepare meals and enjoy dining at home.

One of the standout features of this property is the mature gardens located both at the front and rear. These outdoor spaces are perfect for unwinding after a long day or hosting gatherings with friends and family, allowing you to enjoy the beauty of nature right at your doorstep.

Additionally, the property is offered with no onward chain, making the purchasing process straightforward and hassle-free. This charming home is not just a place to live, but a sanctuary where you can create lasting memories. Don't miss the chance to make this lovely property your own.

## Entrance Hall

Leading in from the garden, the entrance hall provides access to the living room and upstairs to the first floor accommodation.

## Living Room

Overlooking the garden, the living room has a light and neutral colour scheme

## Kitchen

The kitchen has wooden units providing storage space with dark worktops, green tiled splashbacks add a pop of colour. There is space for a cooker and fridge and there is a stainless steel sink and drainer. An external door provides access out to the courtyard and road at the of the property.

## Bedroom

A spacious double bedroom overlooking the lawned garden at the front of the home. A white and light pink colour scheme provides a light and airy feel and there is a large wardrobe built in to the room.

## Bathroom

A tiled bathroom suite with a corner shower, hand basin and w/c.

## Extrnal

The property is access from the road on Castle Terrace down a short flight of steps through the courtyard garden at the rear of the home. At the front of the property is a well sized garden with mature lawns and border plants, as well as a decked terrace area and a shed.

## Directions

For Satnav please use the postcode HD6 3HU

## 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

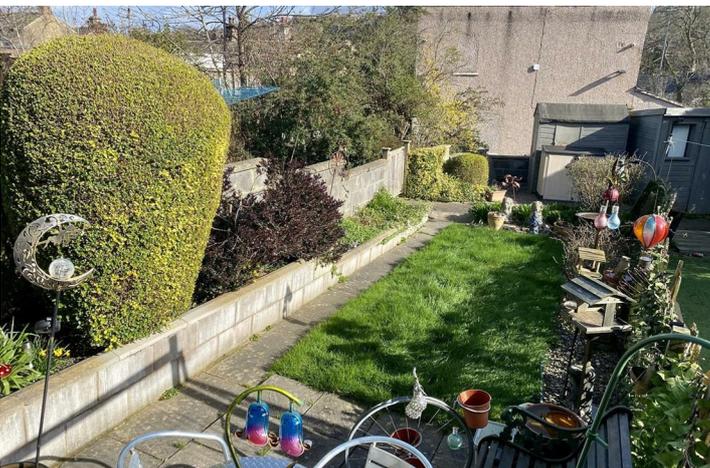
available both in branch and through home visits - if you would like to arrange an appointment contact us today.

### **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

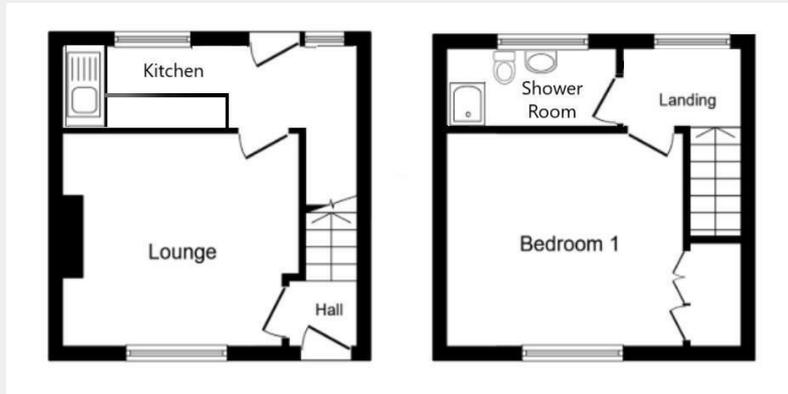


## Terrain Map



## Floor Plan

Peter David Properties



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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

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.