



### 3 Castlefields Drive

Rastrick, Brighouse, HD6 3PB

**£180,000**



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Peter David Properties are delighted to present to the open market this THREE BEDROOM mid-terrace COTTAGE. The property is located in the POPULAR RESIDENTIAL AREA of Rastrick, being within WALKING DISTANCE to good primary and secondary schools and Brighouse town centre. Being WELL PRESENTED throughout, the property briefly comprises: Entrance hallway, living room, kitchen diner, three bedrooms and a bathroom. Externally, the property benefits from off road parking, a garage, a garden to the front and a LARGE GARDEN to the rear. Early viewing is essential to fully appreciate all this property has to offer. Please contact Peter David Properties to arrange a viewing today!

## Entrance Hallway

Providing access to the ground floor accommodation through a PVCu door. With stairs leading to the front door.

## Living Room

A spacious living room with a large window overlooking the front garden. The focal point of the room being a gas fire inset into the chimney breast and with original shelving and drawers inbuilt into the chimney alcove.

## Kitchen Diner

To the rear of the property is the kitchen diner, featuring tiled flooring, matching cream wall and base units with wooden worktops, metro tiled splash backs and an inset porcelain sink and drainer and pull down rinser tap. With a four ring electric hob and oven, a fridge freezer and space for a washer and dryer. With windows to the rear aspect and a composite stable door leading to the rear garden.

## Landing

A carpeted landing providing access to the first floor living accommodation. With loft access.

## Bedroom One

A double bedroom with neutral carpet and décor. With a window to the rear elevation.

## Bedroom Two

A further double bedroom with neutral carpet and décor. With a window to the front elevation.

## Bedroom Three

A single bedroom with a window to the front elevation.

## Bathroom

The house bathroom benefits from a WC, a hand basin, a bath with a shower over and a glass shower screen and a chrome heated towel rail. With part tiled walls, tiled flooring and a window to the rear elevation.

## External

To the front of the property, there is off road parking for one car and a single garage. There is also a gravelled garden with raised beds and a patio area. The rear of the property boasts a large lawn garden with patio seating area and raised beds.

## Directions

For Satnav please use the postcode HD6 3PB.

## 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



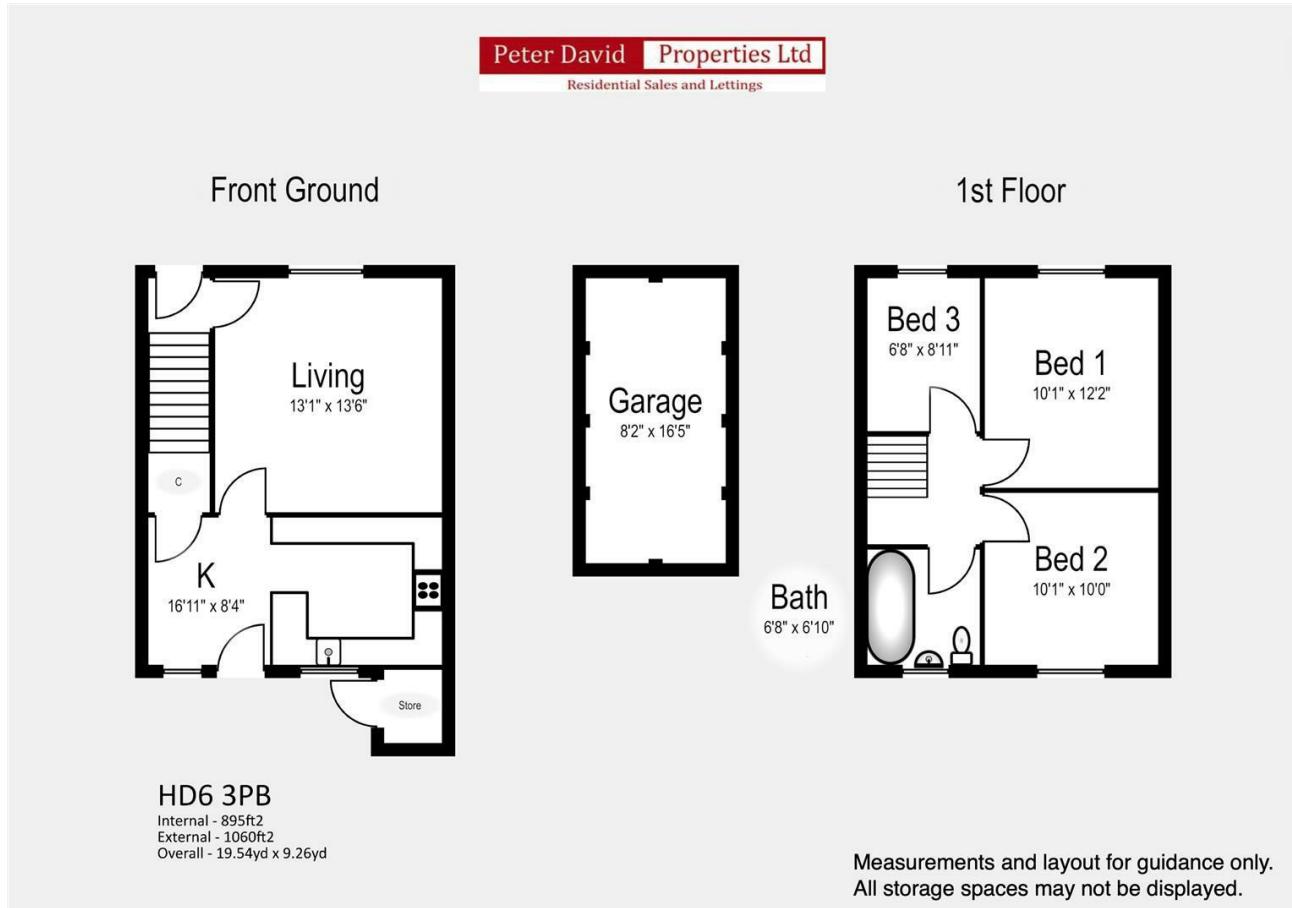
## Hybrid Map



## Terrain Map

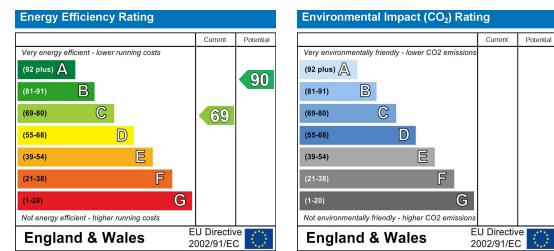


## Floor Plan



## Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.



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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