Peter David Properties Ltd

Residential Sales and Lettings



3 Castlefields Drive

Brighouse, HD6 3PB

£230,000

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Rastrick, Brighouse, HD6 3PB

£230,000







Nestled on Castlefields Drive in Brighouse, this charming three-bedroom mid-terrace house presents an excellent opportunity for families seeking a comfortable and well-appointed home. The property boasts a spacious reception room, perfect for relaxation and entertaining, alongside an inviting open-plan kitchen diner that enhances the sense of space and connectivity within the home.

The well-maintained interiors are complemented by landscaped gardens at both the front and rear, providing delightful outdoor spaces for children to play or for hosting summer gatherings. Additionally, the property features a garage and a driveway, offering convenient off road parking.

This residence is ideally situated, close to local schools and amenities, ensuring that daily conveniences are just a stone's throw away. Despite its proximity to essential services, the home enjoys a peaceful setting, tucked away from the hustle and bustle of main roads, making it a perfect retreat for families.

With ample storage options in the living room and a layout designed for modern living, this property is a must-see for anyone looking to settle in a welcoming community. We highly recommend scheduling a viewing to fully appreciate all that this delightful home has to offer.

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 ceramic 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.

PLEASE NOTE

1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 + VAT (£30 total) per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

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



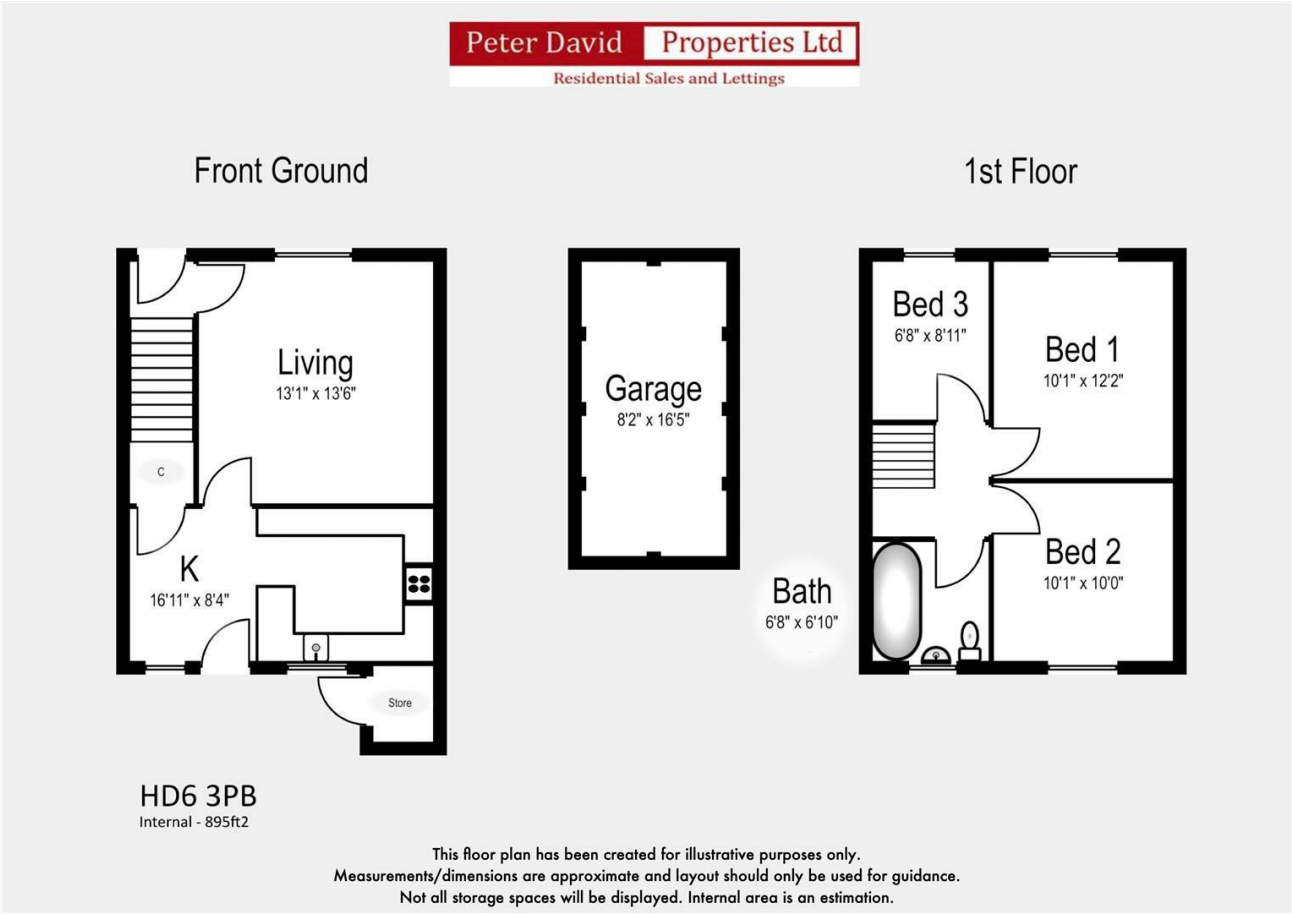
Hybrid Map



Terrain Map



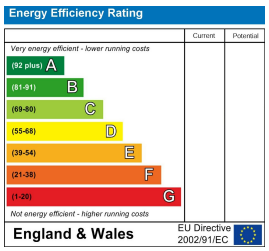
Floor Plan

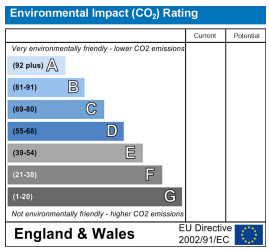


Viewing

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.