



## 57 Rastrick Common

Brighouse, HD6 3DW

Offers Around £180,000



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This well presented THREE BEDROOM SEMI-DETACHED property is ideal for any growing family. Ideally situated within a short walk of Brighouse town centre the home is within easy reach of local schools, amenities as well as both bus and train stations.

The home benefits from a garden office, providing a flexible working space, as well as a low maintenance rear garden and a detached garage within close proximity of the home.

Internally the home comprises a living room, kitchen diner, cellar, three bedrooms and a family bathroom suite.

## Entrance Hall

An entrance hallway featuring stained glass window, leading onto the living room and kitchen diner.

## Living Room

A spacious living room with a feature fireplace. Double glazed windows overlook the front of the property.

## Kitchen Diner

With plenty of worksurface and storage space, the kitchen has built in appliances. There is access to the cellar. Double glazed windows overlook the rear of the property.

## Cellar

Ideal storage space

## Bedroom One

A double bedroom overlooking the rear of the property with built in wardrobes and a purple colour scheme.

## Bedroom Two

A double bedroom overlooking the front of the property with patterned wall paper and light green carpets.

## Bedroom Three

A single bedroom or office space with built in cupboards and a desk space. Light blue carpets and a window to the side of the property.

## Shower Room

A spacious shower room with oversized walk in shower. Part tiled walls, sink, W/C and a stained glass door.

## Garden Office

Set in the rear garden the office space has electrical power and upvc doors. A counter top workstation provides useful desk space.

## Garage

Located a short walk from the property with a ground rent of £10 per year, ideal for parking or additional storage.

## External

A small courtyard to the front of the property, access down the side of the property and a paved rear garden.

## Directions

For Satnav please use the postcode HD6 3DW

## 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.

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## Road Map



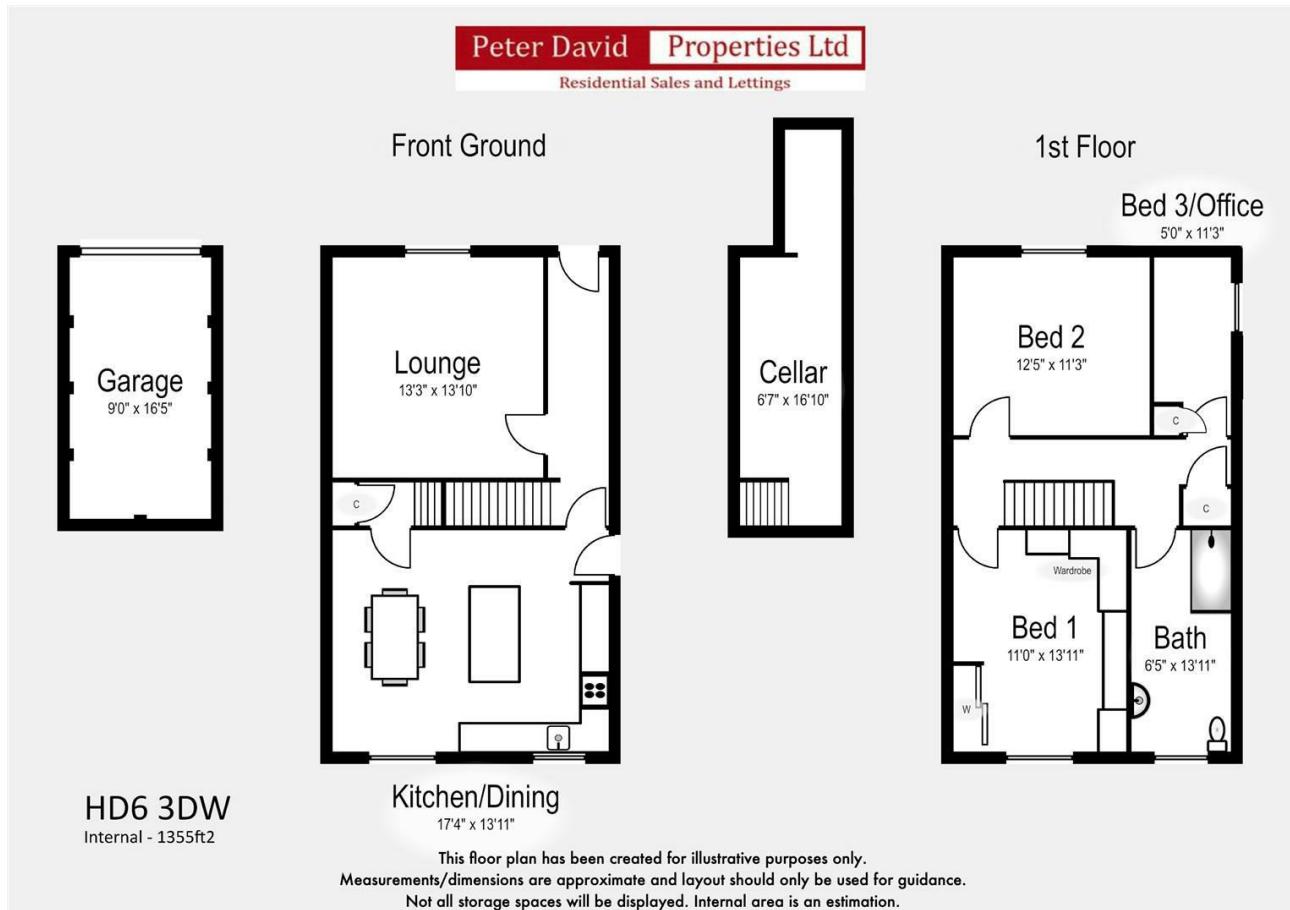
## Hybrid Map



## Terrain Map



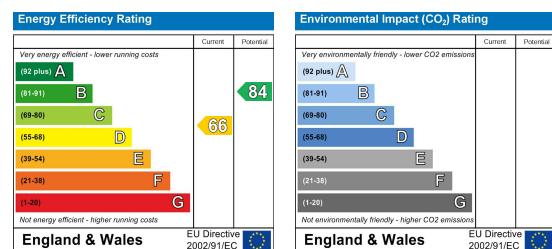
## Floor Plan



## 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



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