



## 36 Castlefields Crescent

Brighouse, HD6 3PD

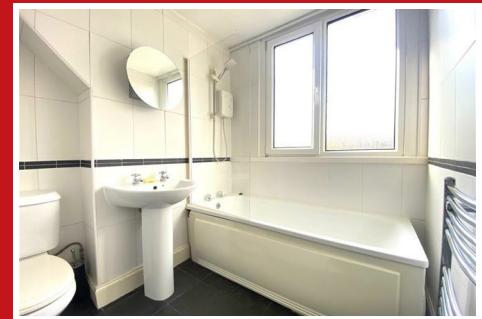
**£210,000**



# 36 Castlefields Crescent

Rastrick, Brighouse, HD6 3PD

**£210,000**



Nestled in the desirable area of Castlefields Crescent, Brighouse, this charming semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts two well-proportioned reception rooms, providing ample space for relaxation and entertaining. With three bedrooms, this home is designed to accommodate the needs of modern living.

The location is particularly advantageous, as it is conveniently situated near local schools and amenities, making it an ideal choice for families seeking a vibrant community. The property features delightful gardens to both the front and rear, offering a perfect outdoor space for children to play or for hosting summer gatherings. Additionally, the driveway and garage provide practical solutions for parking and storage.

Importantly, this home is offered with no chain involved, allowing for a smooth and efficient purchasing process. Whether you are a family looking for a nurturing environment, a first-time buyer eager to step onto the property ladder, or someone wishing to downsize from a larger detached home, this property is sure to meet your needs. Do not miss the chance to make this lovely house your new home.

\*\*\* This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. \*\*\*

## Entrance Hallway

A spacious entrance hallway leading into the living room and kitchen with space under the stair case for additional storage.

## Living Room

Overlooking the front of the home, the living room has a southerly aspect allowing plenty of natural light. A feature woodburning stove provides the focal point with the addition of wall mounted lighting to the alcoves and parquet flooring to provide a stunning space in which to relax and entertain. French doors open into the dining room.

## Dining Room

With light coming from the living room and the patio doors to the rear, the dining room continues with parquet flooring and also has wall mounted lighting with views over the rear garden.

## Kitchen

With white wall and base units providing plenty of storage space. A built in oven and hob as well as a stainless steel sink and drainer. Views overlooking the rear garden and external access out to the driveway at the side of the home.

## Bedroom One

A double bedroom overlooking the front of the home with a light green colour scheme.

## Bedroom Two

A double bedroom to the rear aspect with built in wardrobes.

## Bedroom Three

A well sized single bedroom with built in storage space.

## Bathroom

A white tiled bathroom suite with a bath tub, over bath shower, hand basin and w/c as well as a heated towel rail.

## External

The property is elevated from the road and set behind a lawned garden and driveway which travels down the side of the home. To the rear is a garage and tiered garden providing the perfect outdoor retreat.

## Directions

For Satnav please use the postcode HD6 3PD

## 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.

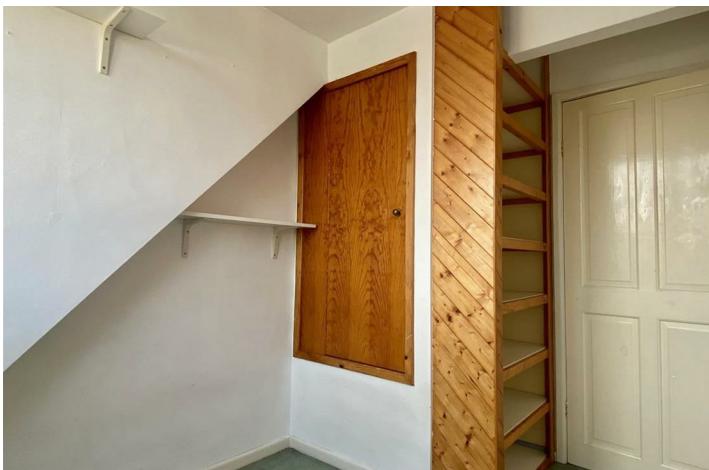
2. General: While we endeavour to make our sales

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



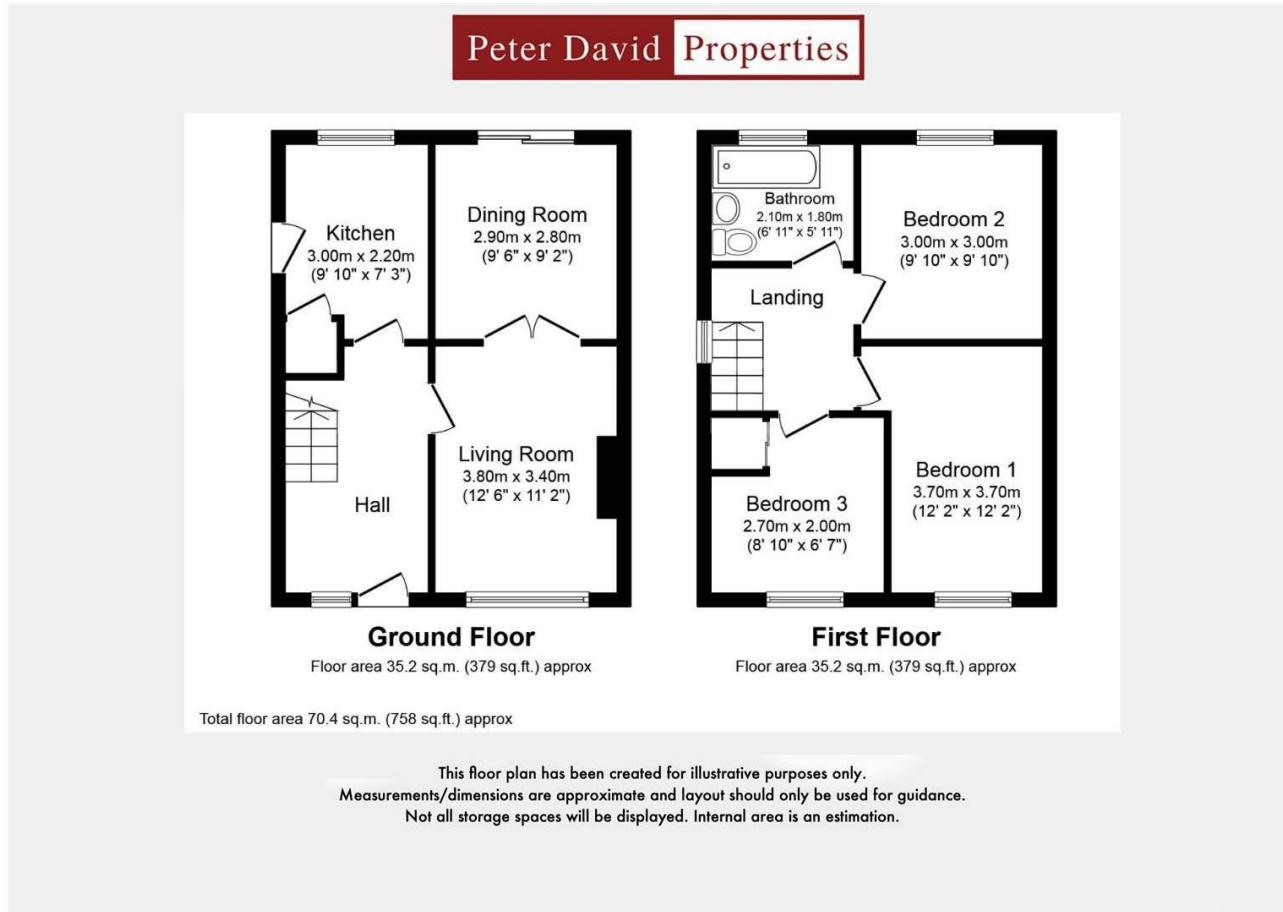
## Hybrid Map



## Terrain Map



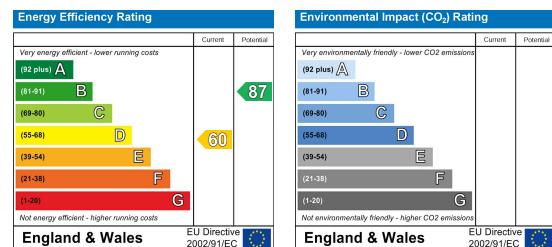
## Floor Plan



## Viewing

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

## 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.