Peter David Properties Ltd

Residential Sales and Lettings



3 The Dyson Court

Brighouse, HD6 3TF

£270,000

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Slade Lane, Brighouse, HD6 3TF

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Nestled on Slade Lane in the charming town of Rastrick, Brighouse, this impressive four-bedroom townhouse offers a perfect blend of modern living and comfort. Spanning three floors, the property boasts a spacious open-plan living area that is ideal for both relaxation and entertaining. The ground floor features a convenient w/c, ensuring practicality for family life.

One of the standout features of this home is the lovely private garden, which enjoys a delightful south-facing aspect. This outdoor space is perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

The location is particularly advantageous, with excellent local schools nearby, making it an ideal choice for families. Additionally, the property benefits from easy access to transport links and the motorway network, ensuring that commuting and travel are hassle-free.

With low running costs and a move-in ready condition, this townhouse is perfectly suited for modern family life. It presents a wonderful opportunity for those seeking a comfortable and stylish home in a desirable area. Don't miss the chance to make this delightful property your own.

Entrance Hallway

Leading in from the front of the home, this bright hallway is decorated in a light neutral colour scheme with wood laminate flooring and ceiling spotlights creating a welcoming environment. The room leads onto the living room and provides access to the ground floor w/c.

W/C

With a w/c and hand basin.

Open Plan Living Dining

A spacious open plan living space with a southerly aspect, perfect for relaxing with the family and entertaining guests. Wood laminate flooring extends throughout, French doors with blinds lead out onto the garden and there is also a handy understairs storage space. With room for dining furniture and sofas, this is certainly the heart of the home.

Kitchen

Semi open plan to the living space, the kitchen overlooks the front aspect with grey base and wall units and tiled splashbacks. Laminate flooring and ceiling spotlights continue throughout and there is a oven with a hob and extractor, built in fridge freezer, space for a washing machine and a built in dishwasher.

Bedroom One

A double bedroom on the second floor with Velux windows and access to eaves storage. A tastefully presented green and white colour scheme grounds the room and there is access onto the en-suite.

En-Suite

Part tiled with a walk in shower, hand basin, w/c and heated towel rail.

Bedroom Two

A double bedroom on the first floor overlooking the front aspect with a white colour scheme and ceiling spotlights.

Bathroom

The family bathroom has a bath tub with an over bath shower, hand basin and w/c. Part tiled, the bathroom is well presented in keeping with the home.

Bedroom Three

A double bedroom to the rear of the home with a light pink colour scheme and ceiling spotlights.

Bedroom Four

A beautifully presented single bedroom to the rear aspect

with light green panelling to the wall, tastefully procured wallpaper and shelving on one wall.

External

The home is set back from the road, with two private parking spaces at the front. The rear has an enclosed garden with a south-east aspect acting as a perfect sun trap. With a patio area, artificial lawn and decked terrace to the far end, this garden is ideal for family gatherings.

Directions

For Satnav please use the postcode HD6 3TF

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

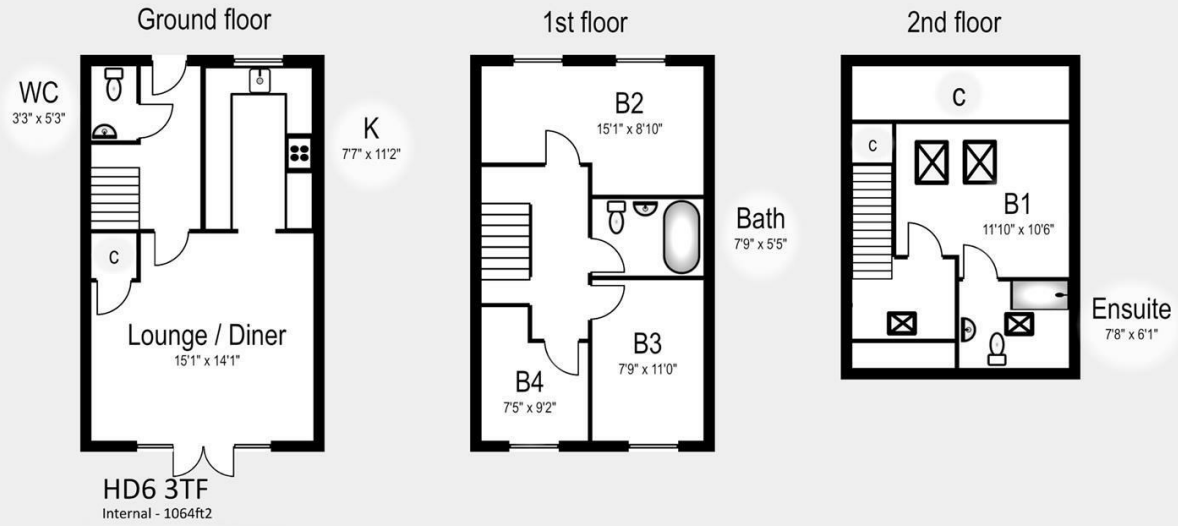


Terrain Map



Floor Plan

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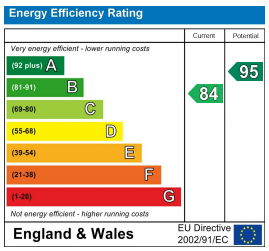


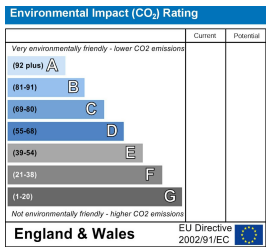
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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





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.