

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 57 Crowtrees Lane

Brighouse, HD6 3LR

£249,000





# 57 Crowtrees Lane

Rastrick, Brighouse, HD6 3LR

**£249,000**



Situated on Crowtrees Lane in Brighouse, this spacious three-bedroom semi-detached home presents an excellent opportunity for families and individuals alike. With two inviting reception rooms, this property offers ample space for relaxation and entertaining. The well-maintained interior has stood the test of time, providing a solid foundation for those looking to add their personal touch and modernise to their taste.

The home features an open kitchen diner with patio doors seamlessly connecting the interior to the garden, allowing for a delightful flow of natural light and easy access to outdoor space, perfect for summer gatherings or quiet evenings. With a well-appointed bathroom and three comfortable bedrooms, making it ideal for family living.

Parking is a breeze with a driveway, along with the added convenience of a garage. The location is particularly advantageous, situated close to local schools, ensuring that educational needs are easily met. Furthermore, the property is within easy reach of bus, rail, and motorway links, making commuting and travel straightforward.

This semi-detached house is not just a home; it is a canvas awaiting your vision. With its prime location and generous living space, it is an opportunity not to be missed. Whether you are a first-time buyer or looking to settle into a family-friendly neighbourhood, this property is sure to impress.

## Entrance Hall

With access from the front and side of the property through modern doors, the entrance hallway provides a spacious and inviting welcome to the home with access to the ground and first floor accommodation.

## Living Room

Overlooking the front of the home, the living room has a large bay window with fitted blinds allowing natural light to

flood the space. Wall mounted lighting and a feature fireplace add character to the room.

## Kitchen Diner

A lovely open plan space with room for a dining table in front of the patio doors and a fitted kitchen with white cupboards and white tiling. There is an integrated oven and electric hob, as well as space for a fridge and washing machine. Under cupboard ambient lighting helps create an atmosphere of warmth with ceiling lighting positioned over a useful breakfast bar. There is also a gas fireplace.

## Bedroom One

A spacious double bedroom overlooking the front of the home with fitted wardrobes and blinds.

## Bedroom Two

A spacious double bedroom overlooking the rear of the home with fitted wardrobes and blinds.

## Bedroom Three

A well sized single bedroom to the front of the home with built in storage cupboards.

## Bathroom

The bathroom has been updated with tiling throughout and a walk in shower. There is a sink, w/c and heated towel rail, as well as a useful storage cupboard which houses the boiler and has plenty of room for towels etc.

## Garage

A well sized single garage with up and over door, ideal for parking and storage space.

## External

The property is set back from the road behind a stone wall and a front lawned garden. The driveway extends to the side of the home leading to the detached garage and rear garden. With vegetable patches, a lawn and a greenhouse,

the rear garden provides a variety of features to help enjoy this outdoor space.

### Directions

For Satnav please use the postcode HD6 3LR

### 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.

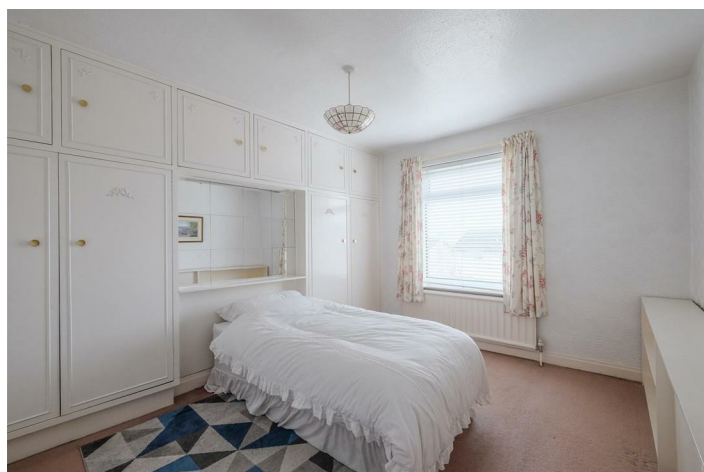
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the

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



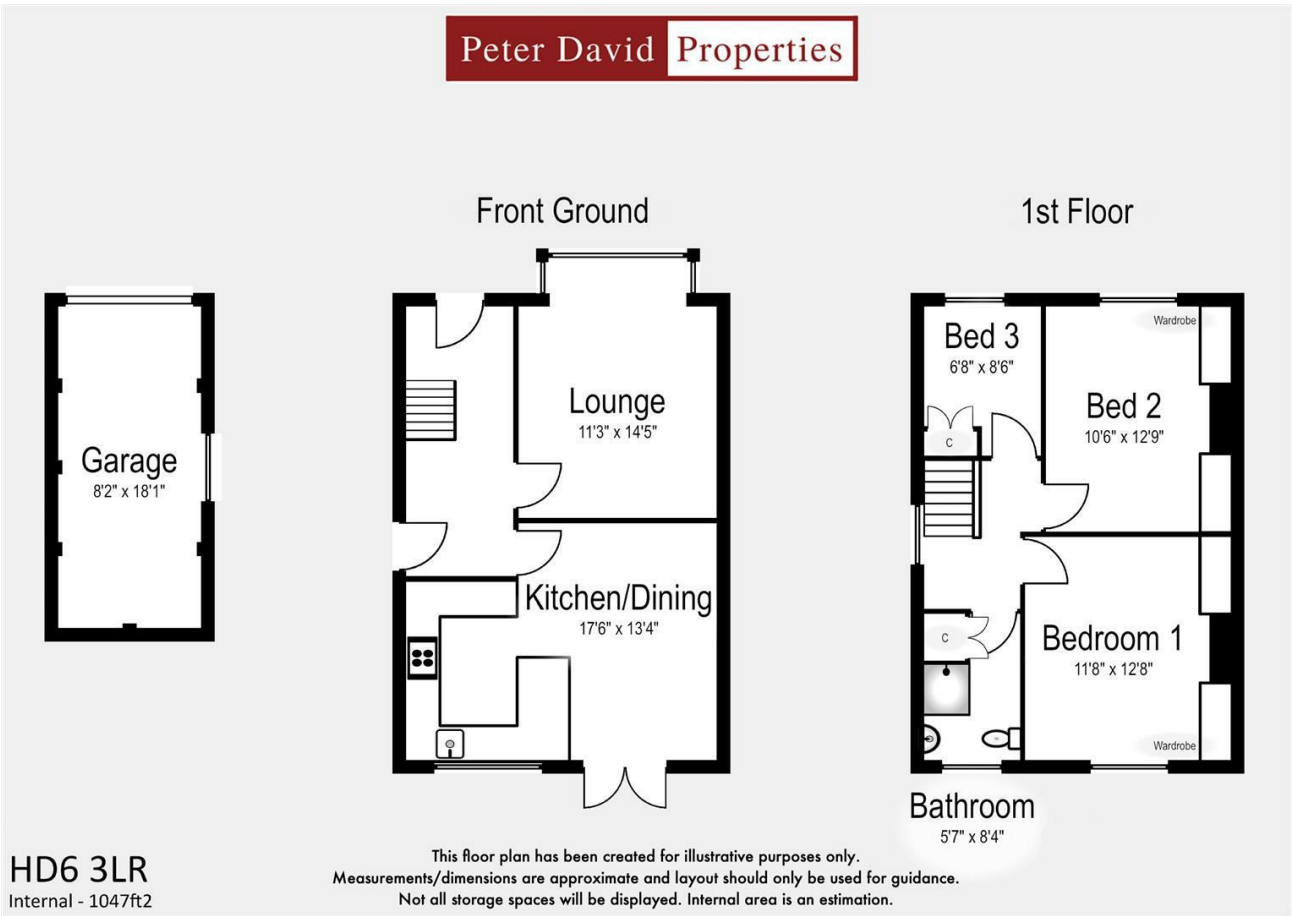
Hybrid Map



Terrain Map



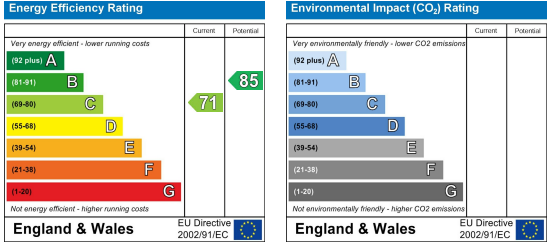
Floor Plan



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.