Peter David Properties Ltd

Residential Sales and Lettings



7 Longroyde Close

Brighouse, HD6 3UR

£305,000

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Rastrick, Brighouse, HD6 3UR

£305,000







Nestled at the end of a tranquil cul-de-sac on Longroyde Close in Brighouse, this spacious detached house presents an excellent opportunity for those seeking a family home with great potential. Boasting four generously sized double bedrooms and two inviting reception rooms, this property offers ample space for both relaxation and entertaining.

The gardens to the front and rear provide a delightful outdoor space, perfect for children to play or for hosting summer gatherings. Additionally, the property features a convenient driveway and a garage, ensuring ample parking and storage options.

While the home is in need of modernisation, it serves as a blank canvas, allowing you to personalise and create a living space that truly reflects your style and needs. Its great location is a significant advantage, with local schools and amenities just a stone's throw away, making it ideal for families.

With no onward chain, this property is ready for you to make it your own. Whether you are looking to invest in a long-term family home or seeking a project to transform, this house on Longroyde Close is a promising prospect that should not be missed.

Entrance Hallway
A spacious entrance hallway with red carpet and white walls providing access into the living room and ground floor accommodation with a staircase leading to the first floor.

Living Room
Overlooking the front aspect of the home with a light and neutral colour scheme and patterned carpet.

Dining Room
Overlooking the rear aspect with a blue colour scheme.

Kitchen
With wooden base and wall units providing ample worksurface and storage space, a breakfast bar, stainless steel sink and drainer and free standing electric cooker. There is space for a fridge freezer and washing machine and a doorway provides external access out onto the garden.

W/C
With a w/c and hand basin.

Garage
Ideal for parking and storage space with an up and over door from the driveway.

Bedroom One
A double bedroom to the front aspect with built in wardrobes and dressing table.

Bedroom Two
A double bedroom overlooking the front of the home with views over the front garden and surrounding landscape.

Bedroom Three
A double bedroom to the rear aspect with fitted cupboards and desks and a corner shower built in.

Bedroom Four
A double bedroom to the rear of the home with built in storage space and views over the rear garden.

Bathroom
With a bath tub, hand basin and w/c, the bathroom is part tiled and has a heated towel rail.

External
Located at the end of the cul-de-sac, the property has a lawned front garden next to the driveway. At the rear is a paved terrace garden with mature trees and plants which provides a private space to relax.

Heating
Please note the property has electric heating with no gas supply currently in place.

Directions
For Satnav please use the postcode HD6 3UR

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



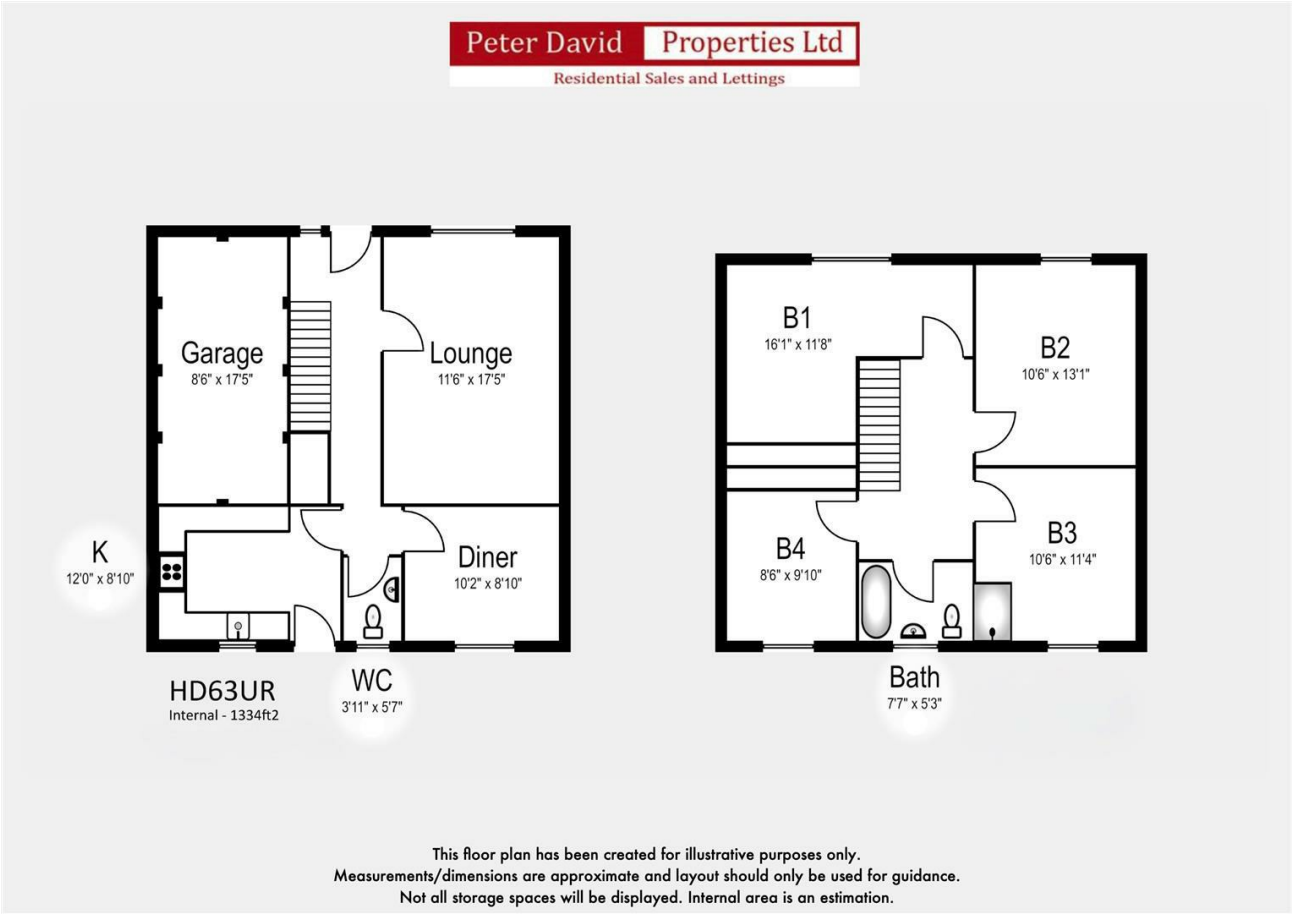
Hybrid Map



Terrain Map



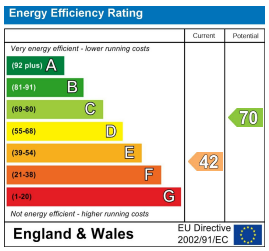
Floor Plan

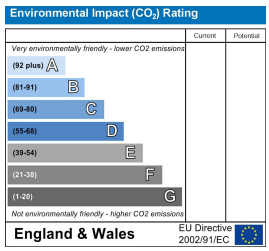


Viewing

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

Energy Efficiency Graph





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