

Peter David

Properties Ltd

Residential Sales and Lettings



14A Clough Lane

Brighouse, HD6 3QH

£1,700 PCM

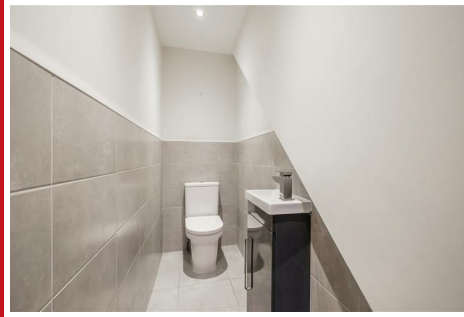
5 3 2 B



14A Clough Lane

Rastrick, Brighouse, HD6 3QH

£1,700 PCM



A substantial DETACHED property, finished to a HIGH SPECIFICATION throughout. The property is minutes from local amenities, Brighouse town centre and the M62 network, ideal for those commuting to nearby business districts. The property internally comprises: a spacious open plan kitchen dining, a utility room, a ground floor WC, a DUAL ASPECT living room, a ground floor WC, three double bedrooms to the first floor, one of which has an en-suite, a house bathroom, two double bedrooms to the second floor and a bathroom. Externally, the property benefits from a DRIVEWAY providing off-road parking and a detached garage.

Entrance Hallway

With a modern composite door. Staircase providing access to the first floor accommodation.

Kitchen Diner

A spacious open plan kitchen diner, with grey gloss wall and base units with white granite work surfaces. Featuring a breakfast bar and integral appliances, including: a fridge freezer, an oven with a gas hob and overhead extractor fan and a dishwasher. With a spotlight ceiling and a double glazed bay window to the front and double glazed window to the rear.

Living Room

A dual aspect living room with patio doors to the rear garden.

Ground Floor WC

With two piece suite comprising of: wash hand basin vanity unit and low level WC. Having an extractor fan, spotlights to the ceiling, complementary tiled walls and tiled flooring.

Landing

With a useful storage cupboard and double glazed windows to the front and rear.

Bedroom One

A double bedroom with a window to the front elevation. Access to the en-suite.

En-suite

With three piece suite comprising of: wash hand basin vanity unit, low level WC and walk in shower. Having an extractor fan, double glazed window to the side, towel radiator, spotlights to the ceiling, complementary tiled walls and tiled flooring.

Bedroom Two

A double bedroom with a window to the front elevation.

Bedroom Three

A double bedroom with a window to the rear elevation.

Bathroom

With three piece suite comprising of: wash hand basin vanity unit, low level WC and panelled bath with shower attachment. Having an extractor fan, double glazed window to rear, towel radiator, spotlights to the ceiling, complementary tiled walls and tiled flooring.

Second Floor Landing

With double glazed window to the rear, central heating radiator and spotlights to the ceiling.

Bedroom Four

Having a double glazed window to the rear, central heating radiator, under eaves cupboard and spotlights to the ceiling.

Bedroom Five

With a window to the front elevation.

Shower Room

With three piece suite comprising of: wash hand basin vanity unit, low level WC and walk in shower. Having an extractor fan, double glazed window to the rear, towel radiator, spotlights to the ceiling, complementary tiled walls and tiled flooring.

Exterior

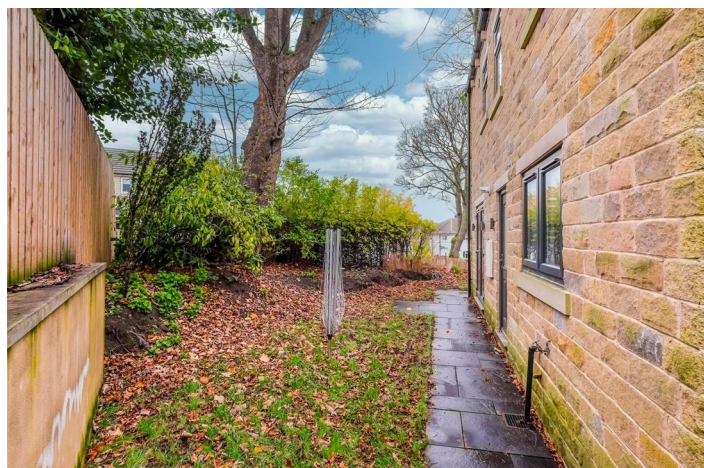
There is an open plan lawned garden to the front with paved pathway and blocked paved driveway leading to a detached garage which has an electric door, power and light. To the side and rear, there is a further established garden with mature trees, gated access and a paved pathway.

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Directions

For Satnav please use the postcode HD6 3QH



Road Map



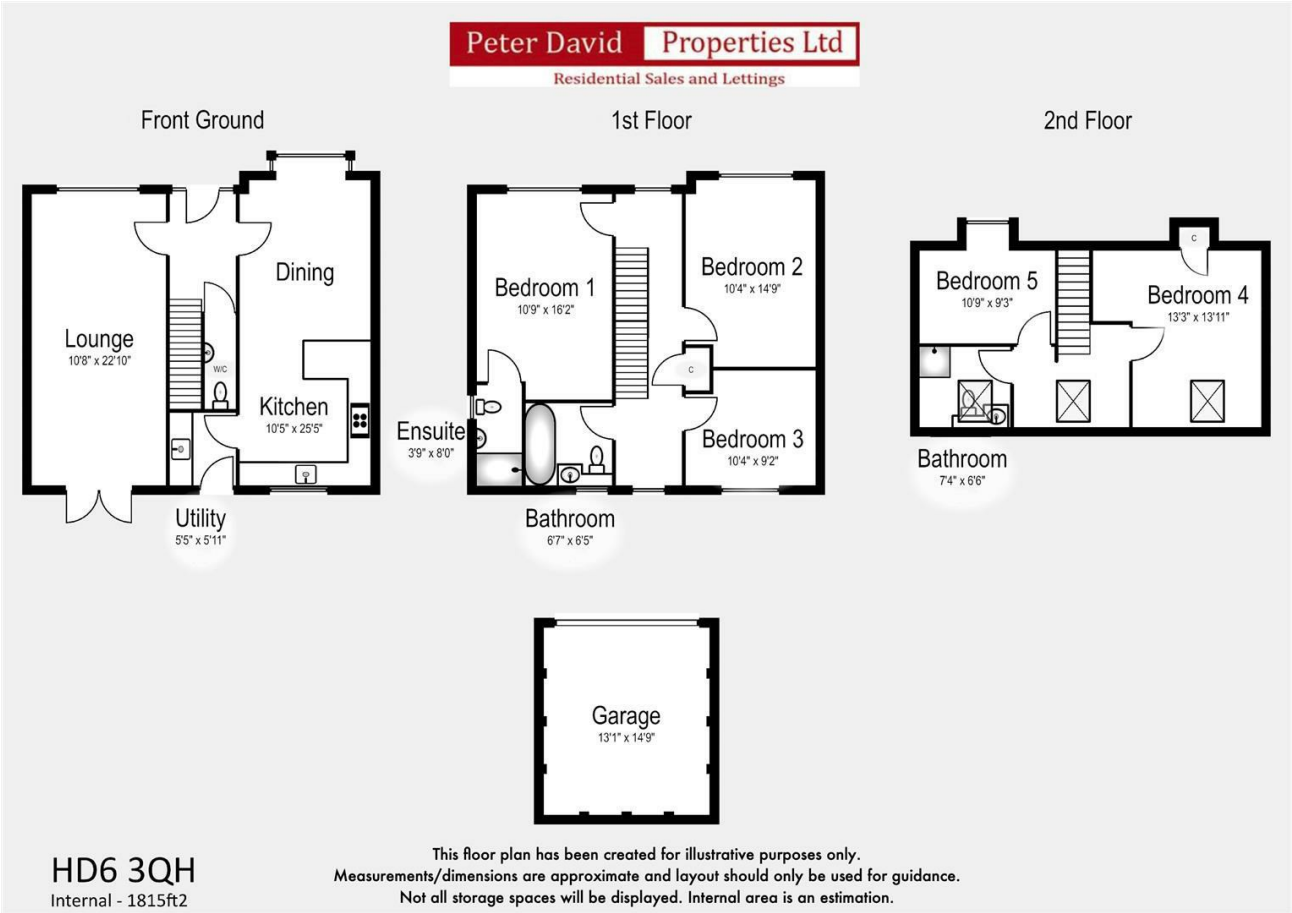
Hybrid Map



Terrain Map



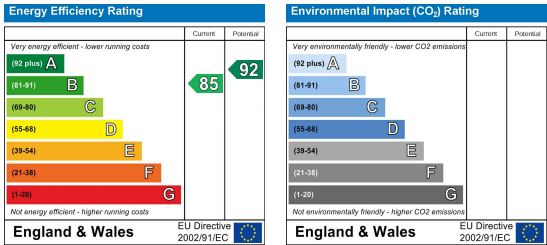
Floor Plan



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.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk