Peter David Properties Ltd

Residential Sales and Lettings

23 Hollybank Road

Brighouse, HD6 3JF

£170,000

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23 Hollybank Road

Rastrick, Brighouse, HD6 3JF

£170,000

Situated on Hollybank Road in Rastrick, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property boasts a spacious layout, making it an ideal family home. The separate kitchen and dining area provide ample space for culinary adventures and family gatherings, ensuring that mealtimes are a pleasure.

Step outside to discover the inviting gardens that grace both the front and rear of the property. The south-facing rear garden features a lovely decked terrace area, perfect for enjoying sunny afternoons or entertaining guests. With plenty of useful storage space throughout the home, you will find it easy to keep your living areas tidy and organised.

This residence is ideally situated close to local schools and amenities, making it a practical choice for families and professionals alike. With no onward chain, you can move in with ease and start creating cherished memories in your new home. This property is a wonderful opportunity not to be missed.

*** 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

Leading in from the front of the property with space for coats and shoes, the entrance leads into the living room as well as upstairs to the first floor accommodation.

Living Room

A spacious living room with views over the front garden. A light grey colour scheme provides a homely space with a gas fireplace as the focal point and wall mounted lighting.

Kitchen

To the rear of the home, the kitchen has wooden base and wall units with an integrated oven, hob and extractor. There is space for a washing machine as well as a large under stairs panty / cupboard space and an external door leading out to the side of the home.

Dining Room

A well sized dining room with views over the rear garden.

Bedroom One

A double bedroom overlooking the front of the home.

Bedroom Two

A double bedroom overlooking the rear of the home.

Bedroom Three

A well sized single room to the front aspect.

Bathroom

With a bath tub and over bath shower and a hand basin as well as a heated towel rail

W/C

A separate w/c adds practicality to the home.

External

Set back from the road behind a lawned front garden, the enclosed space has a pathway leading to the home with hedges and border plants. At the rear is a well sized south facing garden with hedging to the side and a decked terrace area perfect for enjoying sunny days.

Directions

For Satnav please use the postcode HD6 3JF

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

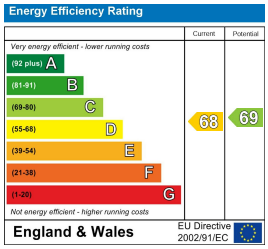
Terrain Map

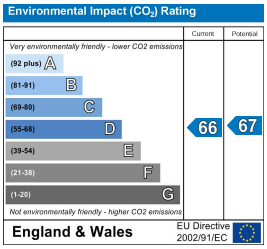
Floor Plan

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





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