



## 22 Lower Edge Road

Brighouse, HD6 3LD

**£270,000**



# 22 Lower Edge Road

Rastrick, Brighouse, HD6 3LD

**£270,000**



Nestled on Lower Edge Road in Rastrick, this deceptively spacious Edwardian semi-detached house offers a delightful blend of comfort and convenience. With three well-sized bedrooms, this home is perfect for families or those seeking extra space. The property boasts two generous reception rooms, providing ample room for relaxation and entertaining. The newly fitted kitchen is both modern and functional, making meal preparation a pleasure.

In addition to the living areas, the house features useful cellar space, which can be adapted to suit your needs, whether for storage or as a hobby area. The gardens to the front and rear are well-maintained, offering a lovely outdoor space for children to play or for hosting summer gatherings. A private driveway allows for off road parking adding to the convenience of this charming home.

The property has been well presented, with many rooms freshly decorated, allowing you to move in with ease. Its ideal location is a significant advantage, as it is close to reputable local schools, making it perfect for families. Furthermore, Brighouse town centre is just a short distance away, providing access to a variety of shops, supermarkets, bars, and restaurants, ensuring that all your daily needs are within easy reach.

This semi-detached house on Lower Edge Road is a wonderful opportunity for those looking for a spacious and well-located family home close to good rail and motorway links. Don't miss the chance to make it your own.

## Entrance Hallway

Entering the property through a white uPVC door to the front aspect, is a spacious entrance hallway. Providing access to the cellar, living room, dining room, kitchen and with a wooden staircase to first floor accommodation. Providing ample space for coats and shoes on arrival, the room features decorative panelling and ornate wall paper perfectly in keeping with the home.

## Living Room

The living room benefits from an ornate, decorative ceiling, a central ceiling fan light and a bay style window to the

front aspect. A tastefully decorated room with white and slate green colour scheme, the focal point is the exposed fully working coal fire with tiled hearth, tiled surround and wooden fireplace.

## Kitchen Diner

A newly fitted kitchen with light green base and wall units with soft close doors and marble effect worktops. Laminate flooring and a slate grey colour scheme to the walls as well as wall paper to add further points of interest. The kitchen has an oven and gas hob, as well as space for a washing machine. There is a window to the rear aspect and an external door leading to the rear garden.

## Dining Room

A well sized dining room with a decorative ceiling and a window overlooking the rear garden. The room has been tastefully finished in a light green colour scheme with white upper walls and ceilings. This room also features a fully working coal fire with tiled surround.

## Landing

Providing access to the first floor accommodation, with feature windows to the side elevation, decorative panelling and exposed wooden staircase. .

## Bathroom

A large bathroom, fitted with wood panelled ceiling with spotlights, two fully tiled walls and part wood panelled walls. This four piece bathroom suite, comprises: a WC, hand basin, bath and shower cubicle. The bathroom benefits from a useful airing cupboard.

## Bedroom One

A good sized double bedroom, benefitting from wood fitted wardrobes and overhead storage. With a window to the front elevation.

## Bedroom Two

A spacious double bedroom, with fitted wardrobes and overhead storage. With a window to the front elevation.

## Bedroom Three

A third double bedroom, with a window to the front elevation.

## Cellar

A spacious dry cellar, with electric supply and storage space ideal for utilities. The cellar has an external door leading out to the rear of the home.

## External

Externally, to the front is a driveway to the front of the property and land to the side, which has potential for an extension (subject to the relevant permissions). To the rear aspect is a patio, low maintenance garden, with gated access to the side of the property.

## Viewings

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

## Directions

For Satnav please use the postcode HD6 3LD.

## 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



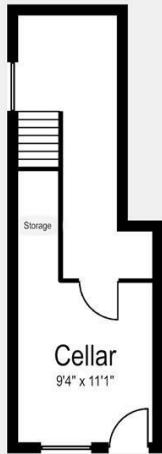
## Terrain Map



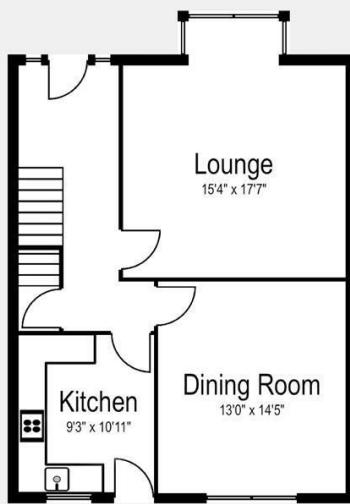
## Floor Plan

Peter David Properties

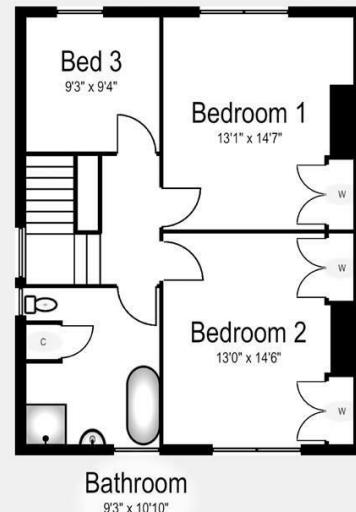
Lower Ground



Front Ground



1st Floor



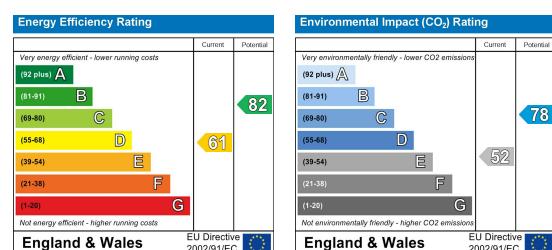
HD6 3LD  
Internal - 1552ft<sup>2</sup>

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.