

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 3 Castlefields Road

Rastrick, Brighouse, HD6 3PA

**Offers Over £180,000**



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**\*\*\*OPEN DAY SATURDAY 20TH AUGUST 1PM - 3PM\*\*\***

Peter David Properties are pleased to present to the open market with NO UPWARD CHAIN this three bedroom semi-detached. The property is located in Rastrick, just minutes from Brighouse town centre and local schools.

Internally the property briefly comprises: an entrance hallway, kitchen/diner, living room, three bedrooms, and a house bathroom. Externally, there is a driveway providing off road parking for multiple cars on a driveway, a single garage and easy to maintain gardens to both the front and rear. Viewing is advised.

## Entrance Hallway

Providing access to the property through a uPVC door.

## Living Room

A neutrally decorated living room with a gas fire with a Lakeland Slate fireplace. A large window to the front aspect.

## Kitchen/Diner

An open kitchen diner with wall and base units and an astracast sink and drainer. Space for a gas cooker, fridge freezer and washer. Further benefitting from a storage cupboard and a composite rear door providing access from the kitchen area to the garden. A spacious dining area with laminate flooring and a window to the rear.

## Landing

Providing access to the bedrooms, house bathroom and loft. A window to the side aspect.

## Master Bedroom

A good size double bedroom featuring a built in

storage cupboard and a large window to the front aspect.

## Bedroom Two

A second double bedroom with a window to the rear.

## House Bathroom

A fully tiled three piece house bathroom comprising: a bath with a shower overhead, a hand basin and WC. An obscured window to the rear.

## Bedroom Three

A single bedroom with laminate flooring. Window to the front aspect.

## External

Externally the property benefits from a driveway to the side providing space for multiple cars and a single garage. To the front there is a small easy to maintain garden, and to the rear is a good size enclosed paved garden and an outside tap.

## Directions

For Satnav please use the postcode HD6 3PA

## Leasehold

Please note this property is leasehold. There is currently 942 years remaining and it is approximately £8 per annum.

## 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.

## Viewings

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

## 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



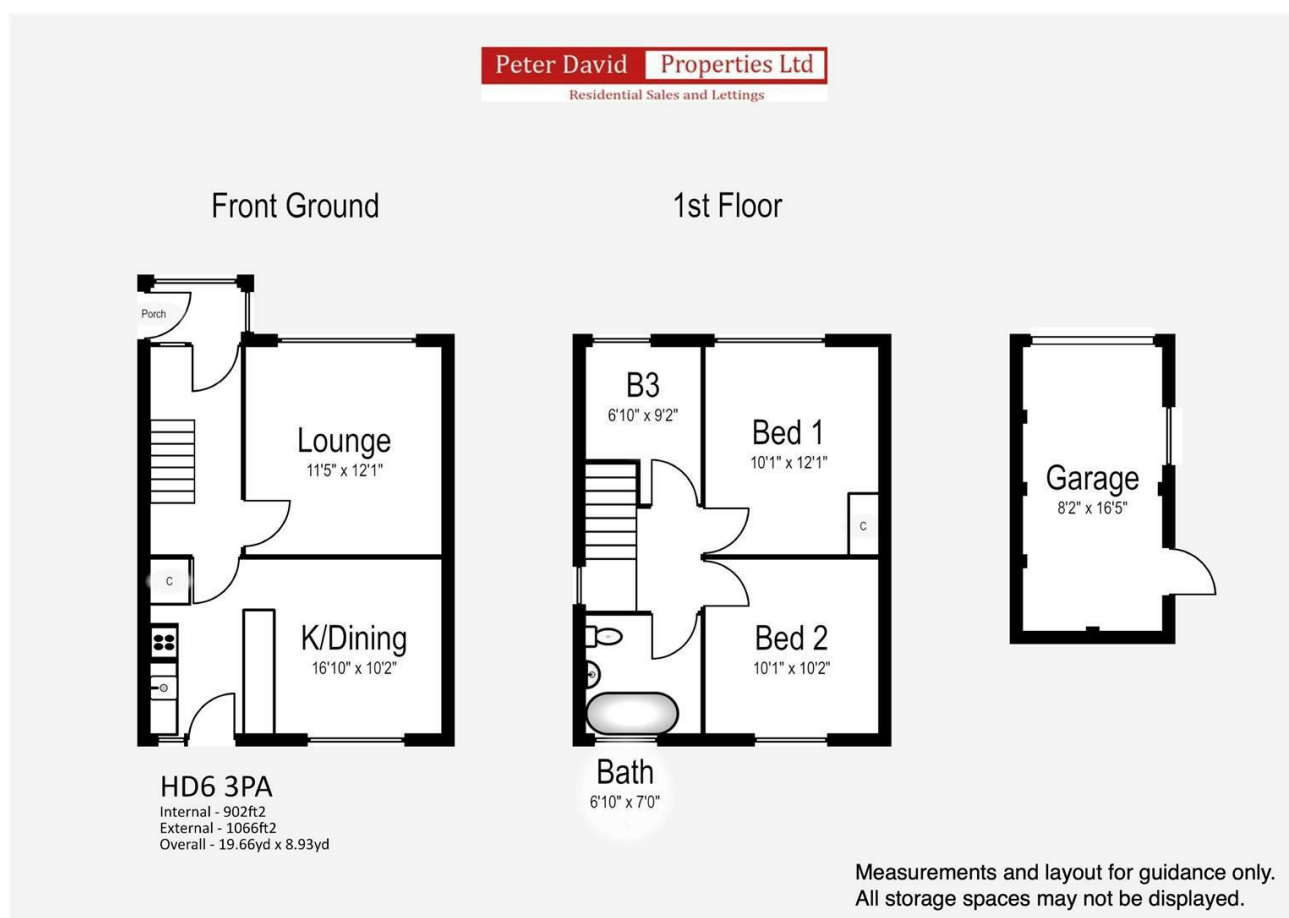
## Hybrid Map



## Terrain Map



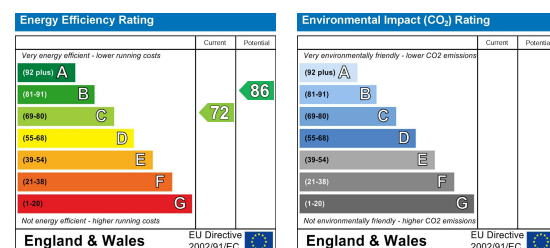
## Floor Plan



## 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.

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