

Peter David

Properties Ltd

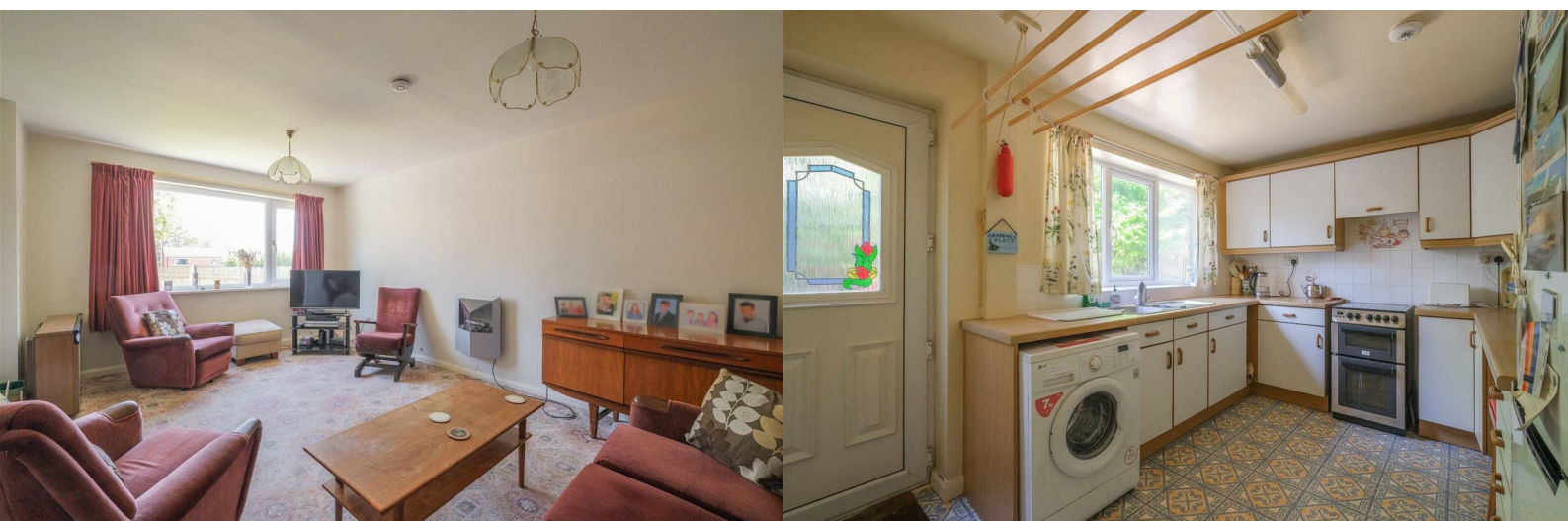
Residential Sales and Lettings



7 Longroyde Close

Brighouse, HD6 3UR

£305,000



7 Longroyde Close

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 work surface 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.

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



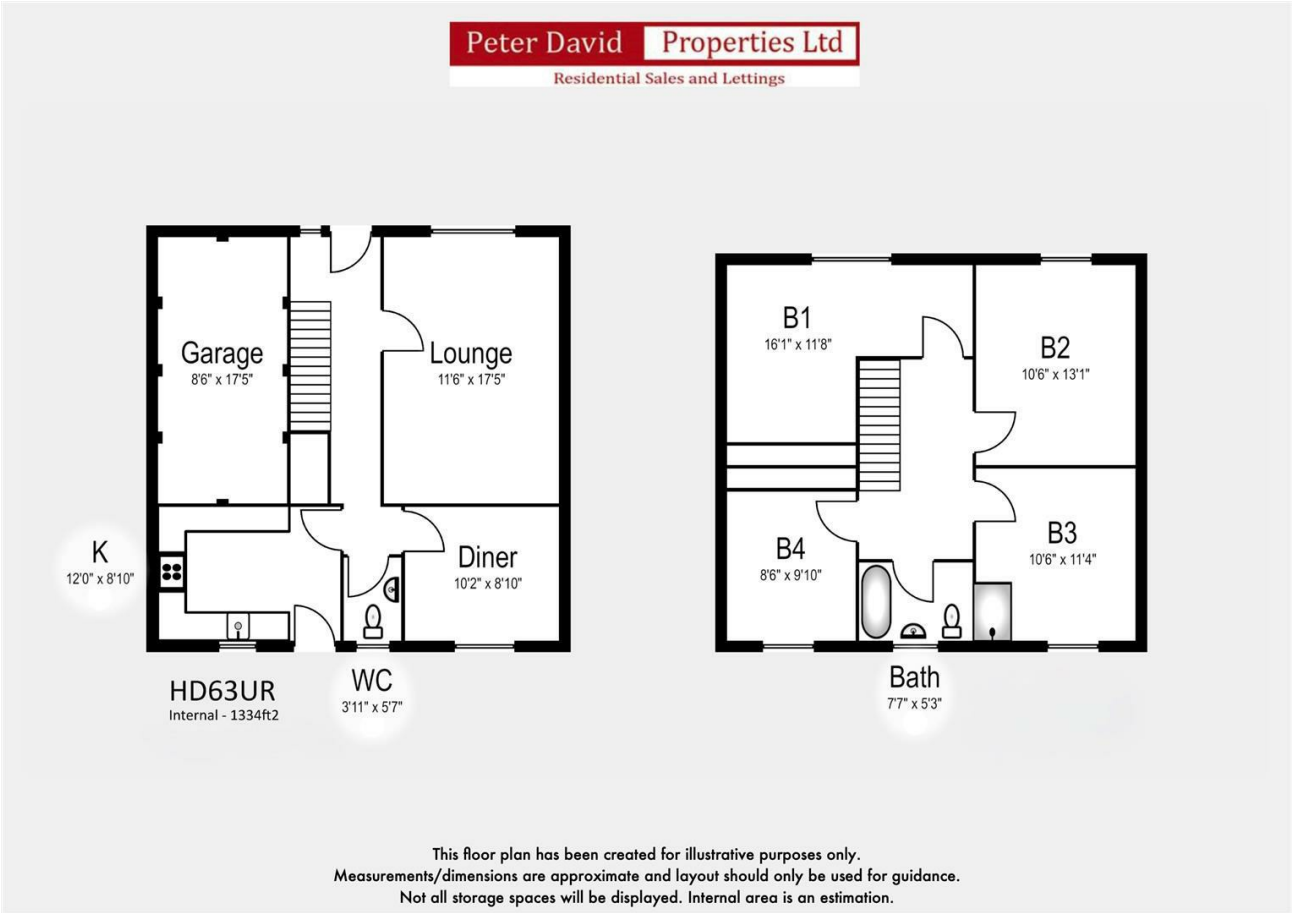
Hybrid Map



Terrain Map



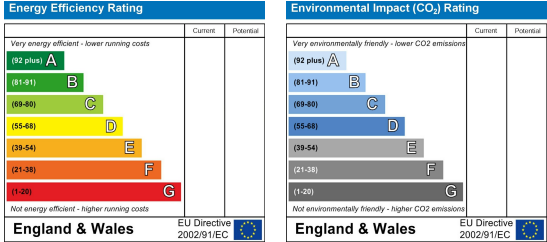
Floor Plan



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.