



3 Arnold Royd

Brighouse, HD6 3LB

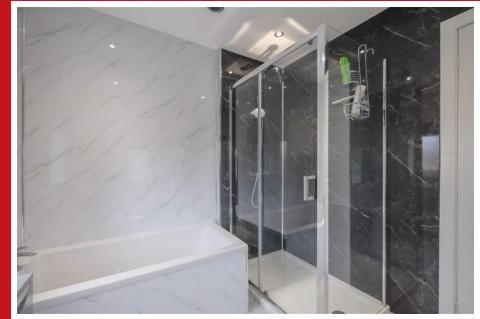
£165,000



3 Arnold Royd

Rastrick, Brighouse, HD6 3LB

£165,000



This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway.

Welcome to this charming property on Arnold Royd, Brighouse. This delightful house boasts three well-appointed bedrooms, making it an ideal choice for a growing family looking for their dream home.

Step inside this recently renovated property and be greeted by a beautifully presented interior that exudes warmth and style. The house has been meticulously updated to a high standard, ensuring a modern and comfortable living space for its new owners.

One of the highlights of this property is its spacious accommodation, which includes a convenient utility room and a downstairs w/c, adding to the practicality of everyday living. The gardens at the front and rear of the house provide a lovely outdoor space to relax and entertain, perfect for enjoying those sunny days.

Situated in close proximity to local schools and amenities, the home is in an ideal location for those with children or anyone looking for convenience in their daily lives.

Don't miss out on the opportunity to make this house your home. Book a viewing today and discover the endless possibilities that this property has to offer.

Entrance Hallway

Entering from the front of the home, the entrance hall leads into the living room and upstairs to the first floor accommodation.

Living Room

A spacious living room overlooking the front of the home with a white and neutral colour scheme, a feature electric fireplace and grey carpets.

Kitchen Diner

An open kitchen diner with sage green floor and wall units and light countertops. With an integrated oven, induction hob and extractor fan. There is a dishwasher and a fridge freezer.

Utility Room

With space for a washing machine and drier under a countertop. The utility room also provides access out onto the side of the property and into the garden.

w/c

With a sink and W/C

Bedroom One

A double bedroom overlooking the rear of the property.

Bedroom Two

A double bedroom overlooking the front of the home.

Bedroom Three

A well sized single bedroom to the front of the house.

Bathroom

A fully renovated four piece bathroom suite with a bath tub, separate shower, sink and W/C with built in storage, as well as a heated towel rail.

External

To the front of the home is a lawn with a pathway to the side leading up a set of steps from the road. The

garden continues to the side of the property and leads onto the rear garden with a flagged patio area, decked terrace area and lawn.

Directions

For Satnav please use the postcode HD6 3LB

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



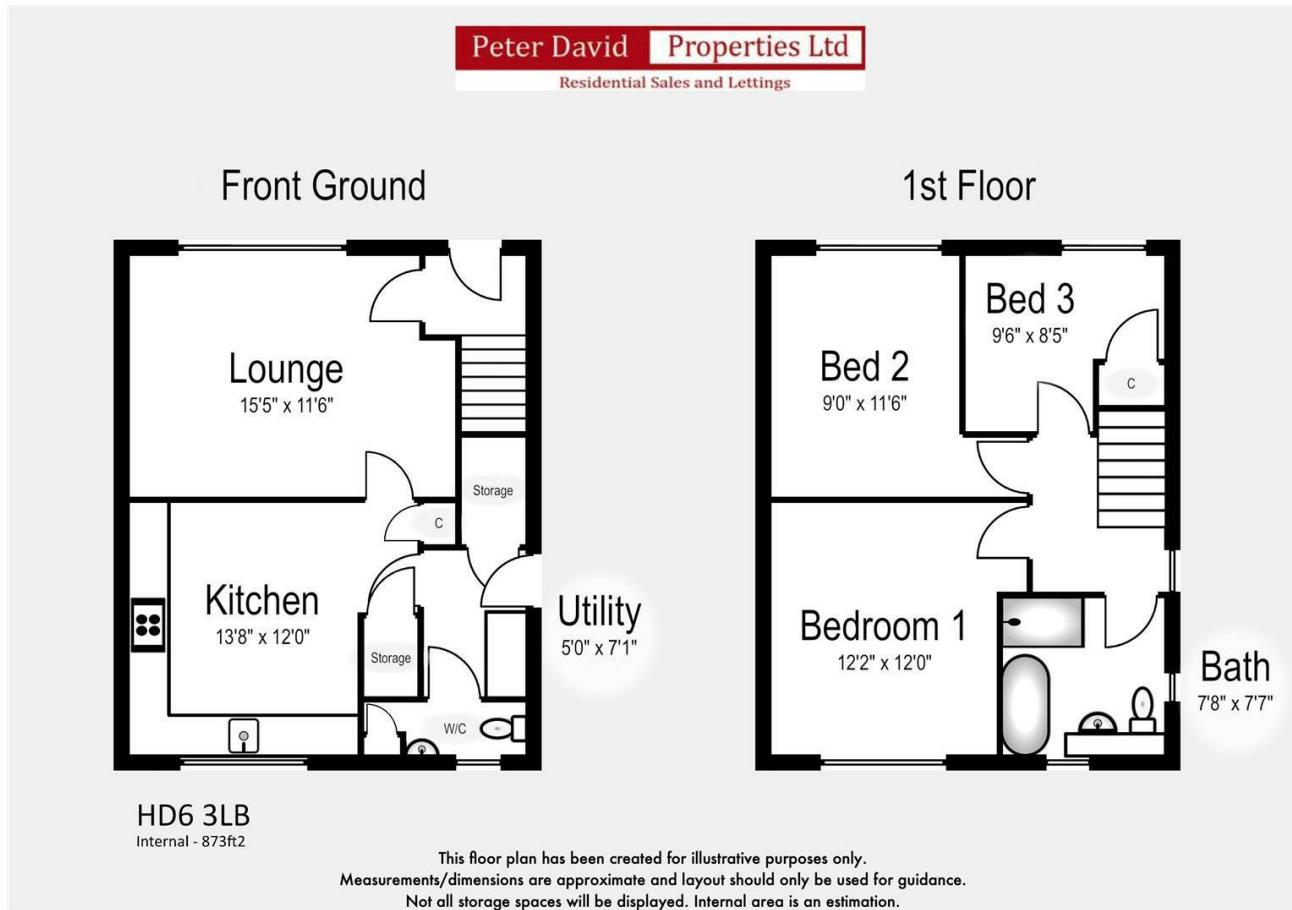
Hybrid Map



Terrain Map



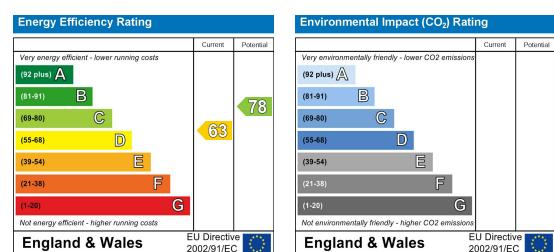
Floor Plan



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.