

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 3 The Orchards

Brighouse, HD6 3NZ

**£340,000**



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Rastrick, Brighouse, HD6 3NZ

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Located in the charming area of The Orchards, Brighouse, this delightful three-bedroom detached home offers a perfect combination of comfort and style. The property is well presented throughout, showcasing tasteful decorations that create a warm and inviting atmosphere.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The living room flows seamlessly into a stunning orangery, which overlooks the beautifully maintained garden, allowing natural light to flood the space. This feature is perfect for enjoying the changing seasons in the comfort of your home.

The property boasts three well-proportioned bedrooms, ensuring plenty of room for family or guests. The master bedroom benefits from en suite facilities, adding a touch of luxury to your daily routine.

Outside, the home is complemented by a lovely garden, ideal for outdoor activities or simply unwinding in the fresh air. The driveway provides parking for two vehicles, and there is also a garage for additional storage or vehicle protection. Solar panels also help with the efficiency of the home keeping the bills down.

Situated in an ideal location, this property is conveniently close to local schools and amenities, making it perfect for families or those seeking a vibrant community. This charming home in The Orchards is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible area. Don't miss the chance to make this delightful property your own.

## Entrance Hall

Leading in from the front of the home and providing access to the downstairs w/c and leading into the dining room.

## W/C

With a hand basin and w/c.

## Dining Room

Overlooking the front of the property with a semi open plan layout providing a spacious and airy feel, the dining room provides ample space to dine and entertain guests.

## Living Room

The living room has a dual aspect overlooking the front of the property and leading into the conservatory/orangery to the rear of the property. There is a feature fireplace providing the focal point and a light neutral colour scheme.

## Kitchen

With cream base and wall units, red splashbacks and a grey worktop, the kitchen has ample workspace and storage space. There is a built in oven, grill hob and extractor as well as a fridge freezer, a sink and dishwasher. There is also additional understairs storage.

## Conservatory / Orangery

Overlooking the rear garden with French doors opening onto the patio, the orangery has a light grey carpet, ceiling spotlights and a wall mounted radiator.

## Bedroom One

A double bedroom overlooking the front aspect with a light and neutral colour scheme and access to the en-suite and built in storage.

## En-Suite

With a corner shower, w/c, hand basin and heated towel rail.

## Bedroom Two

A double bedroom overlooking the rear garden with built in storage space.

## Bedroom Three

A well sized single bedroom currently used as an office space.

## Bathroom

A modern tiled shower room with an oversized walk in shower, hand basin with storage and an illuminated mirror as well as a w/c and further storage cupboards.

## Garage

Providing parking and storage space.

## External

The property is set back from the cul-de-sac with block paving to the front and a driveway to the side. There is a private garden to the rear with mature plants to the borders and stone paving creating a welcoming patio area.

## Directions

For Satnav please use the postcode HD6 3NZ

## 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.



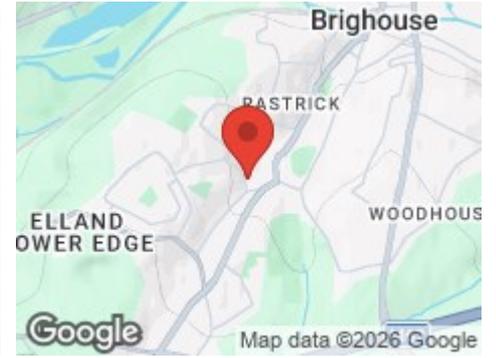
## Road Map



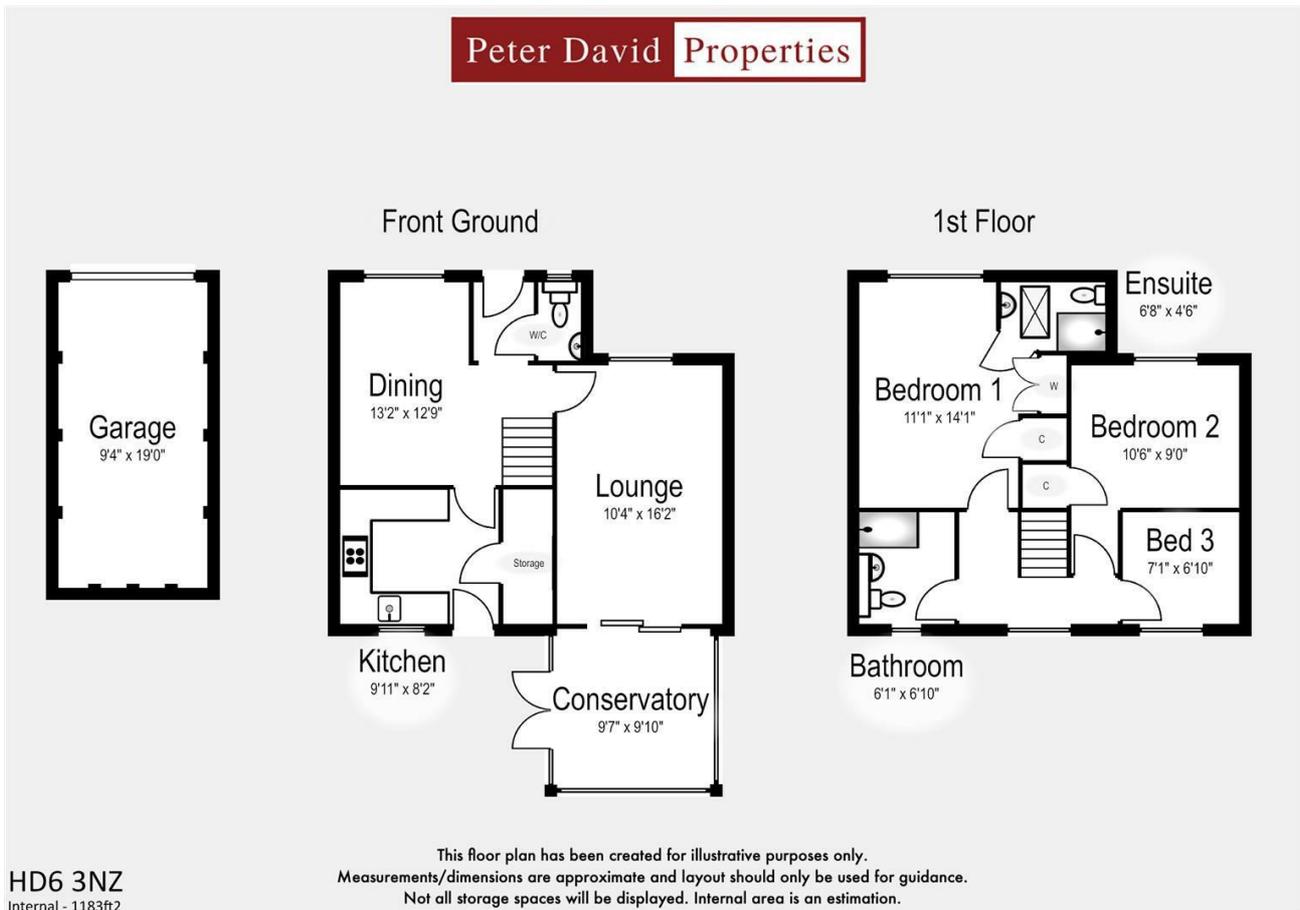
## Hybrid Map



## Terrain Map



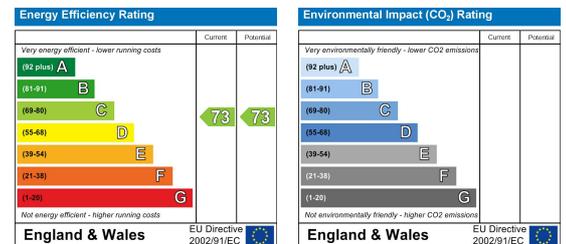
## Floor Plan



## 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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