

Peter David

Properties Ltd

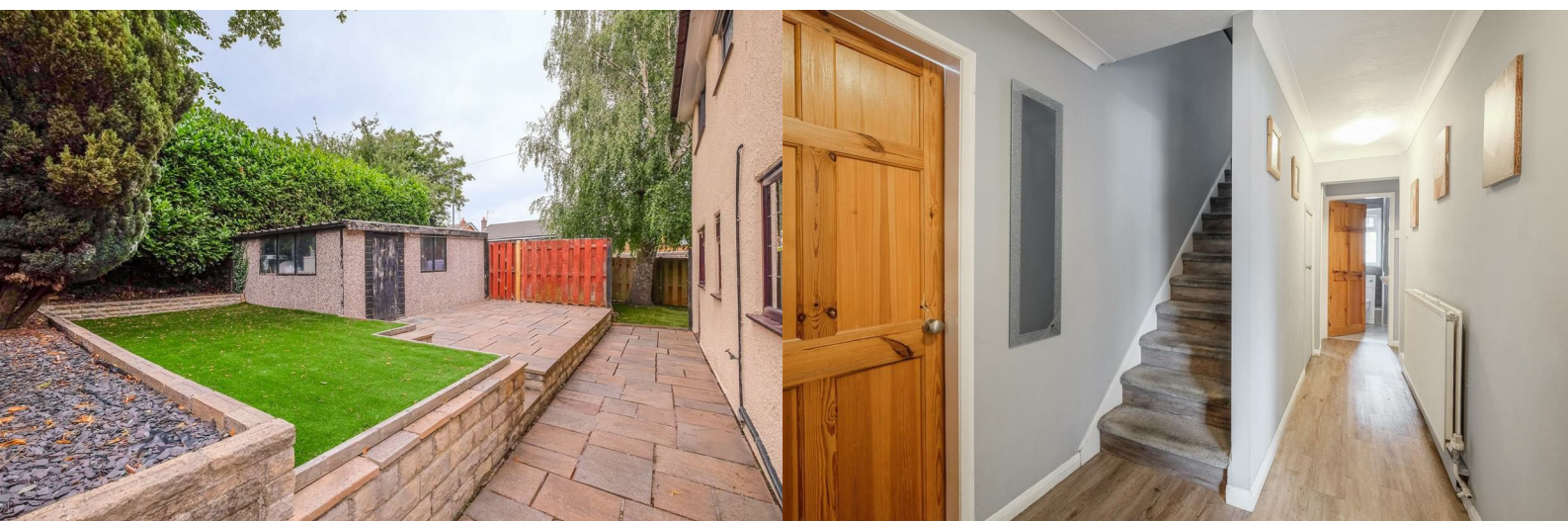
Residential Sales and Lettings



2 Longroyde Close

Brighouse, HD6 3UR

£345,000



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Rastrick, Brighouse, HD6 3UR

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Offered to the market in a desirable cul-de-sac location just minutes from Brighouse town centre is this substantial detached property. Occupying a corner plot, the property offers low maintenance gardens to both the front, side and rear. Internally, the property benefits from flexible accommodation, with three ground floor reception rooms or the option to use one as a fifth bedroom. There is a kitchen, ground floor WC, four double bedrooms, an en-suite and a house bathroom. The flexibility this property offers is perfect for growing or teenage families, with spacious rooms and well-proportioned accommodation throughout. The property also benefits from two driveways, providing off-road parking for 5 cars and an additional single garage. The property is located close to the amenities of Brighouse, excellent schools and the M62 network, ideal for those commuting to nearby cities. The property has been upgraded by it's current owner, with additional insulation, a part-boarded loft and easy-to-maintain artificial grass. Internal viewings are recommended to appreciate all that this property has to offer - book your viewing now!

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

Entrance Hallway

To the front of the property there is a useful, tiled porch which leads to the entrance hallway. With stairs to the first floor accommodation and an under-stairs storage cupboard.

Living Room

A spacious living room with a window to the front aspect, allowing plenty of natural light. The focal point is the fireplace, housing a gas fire.

Kitchen

A good-sized kitchen with tiled walls and a window to the rear garden. Inset stainless steel sink and drainer, space for free-standing appliances and an integral microwave and double oven. 5-ring gas hob with overhead extractor fan.

There is a serving hatch to a second reception room (currently used as an office but which could be used as a dining room or fifth bedroom).

Dining Room

Door to the rear garden.

Bedroom Five / Office

Currently used as an office, this converted garage offers a multi-purpose room which could be used as a fifth bedroom, dining room, additional living room, playroom or study. Window to the front aspect.

Ground Floor WC

A useful guest WC with tiled walls and a hand basin. Obscured window to the rear and a spotlight ceiling.

Landing

Hatch to the part-boarded loft. Benefiting from a useful airing/ storage cupboard.

Bathroom

The house bathroom has tiled walls and a three piece suite, comprising: a WC and hand basin encased in a vanity unit, a bath with an overhead shower. Window to the rear elevation and a spotlight ceiling.

Bedroom One

A large double bedroom at the front of the property, with an en-suite.

En-suite

A well-presented en-suite with a three piece suite, comprising: a WC, a hand basin and a shower. Spotlight ceiling and wall-mounted mirror.

Bedroom Two

A large double bedroom with a window to the front elevation.

Bedroom Three

A large double bedroom with half-panelled walls. Window to the rear elevation.

Bdroom Four

A good-sized fourth bedroom with a window to the rear elevation.

Exterior

To the front of the property there is a driveway providing off road parking for 2-3 cars. To the side of the property is a second driveway, which leads to a single detached garage. The gardens to the rear and side are easy-to-maintain, with a patio and an artificial lawn.

Viewings

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

Directions

For Satnav please use the postcode HD6 3UR

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



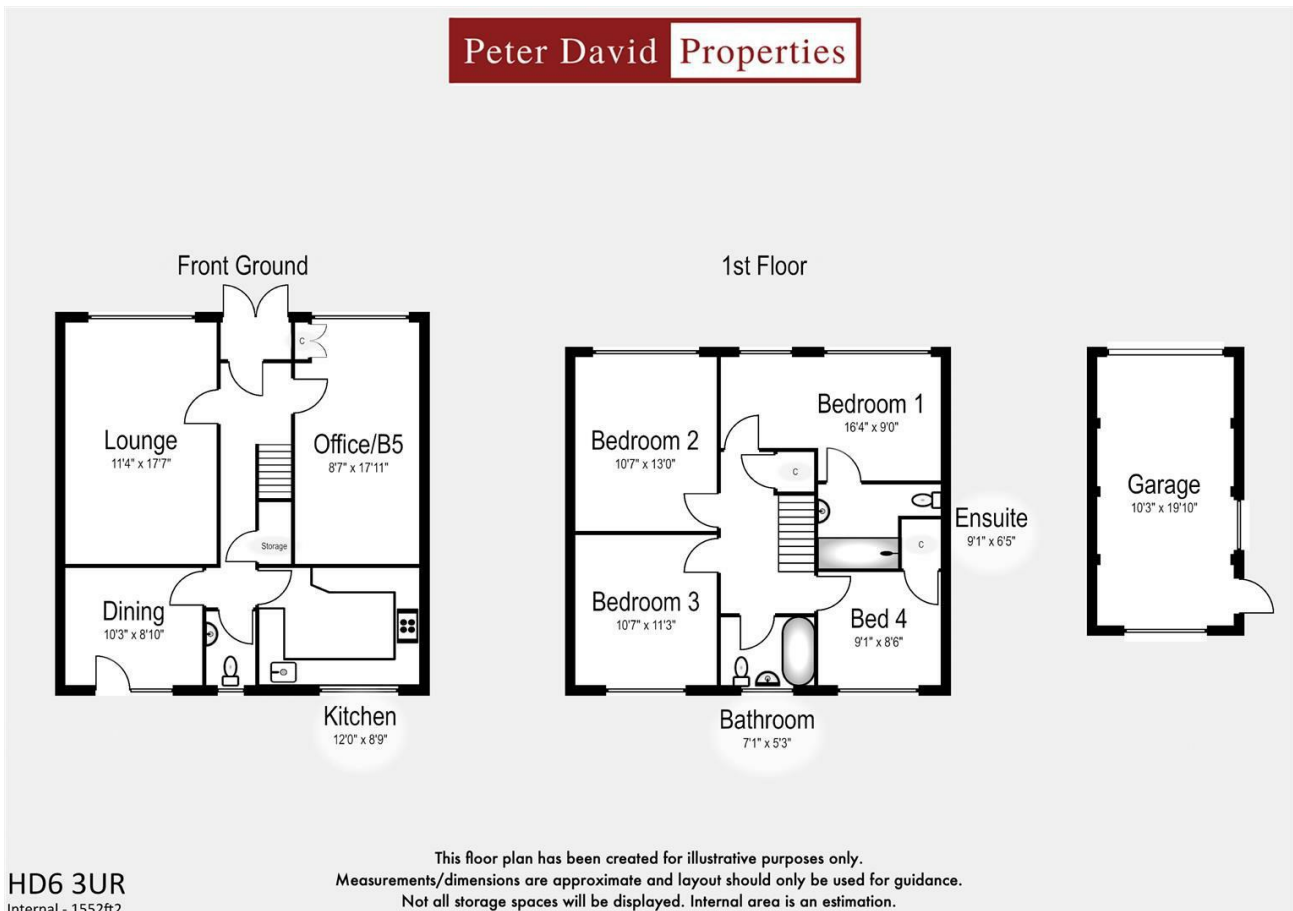
Hybrid Map



Terrain Map



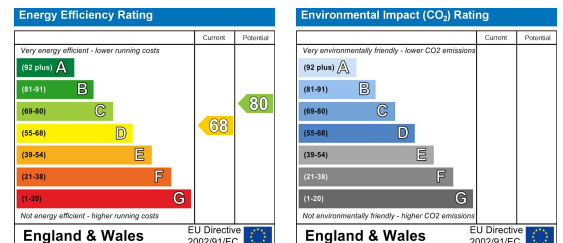
Floor Plan



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.