



## 4 Fixby View Yard Clough Lane

Rastrick, Brighouse, HD6 3QS

Offers Over £145,000



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Offered to the open market with a sitting tenant in place is this three bedroom terrace property, situated in the convenient location of Rastrick. The property is set over four floors and briefly comprises: an entrance porch, a living room, a kitchen with space to dine, three bedrooms, with an en-suite to the master, a house bathroom, and an office/cot room. Externally, there is on street parking to the front. The property would make a great investment, and is currently achieving £600 per calendar month. Contact Peter David Properties to arrange a viewing today.

## Entrance Porch

Providing access to the property through a composite door to the front aspect.

## Living Room

A spacious living room with a high ceiling and neutral décor. Benefiting from a granite fire place, a laminate floor, and a window to the front aspect.

## Kitchen

The kitchen is located on the lower ground floor and benefits from space to dine. Comprising: matching cream wall base units with tiled splashbacks, an integral dishwasher, an integral oven and microwave, and space for a fridge freezer and cooker. With dual aspect windows to the front and the rear.

## Utility

With plumbing for a washing machine and useful storage space.

## First Floor Landing

Providing access to the first floor.

## Bedroom One

A double bedroom with neutral carpet and décor, and built in storage space. Window to the front elevation.

## En-Suite Bathroom

An en-suite to the master comprising: a shower, a hand basin, and a WC.

## Second Floor Landing

Providing access to the second floor. Window to the rear elevation.

## Bedroom Two

A second double bedroom, with neutral carpet and décor and window to the rear elevation.

## Bedroom Three

A good size single bedroom with a window to the front elevation.

## Office

A small room which could be used as an office or storage space. Window to the front elevation.

## External

The property has on road parking to the front aspect.

## Directions

For Satnav please use the postcode HD6 3QS.

## 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.

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## Road Map



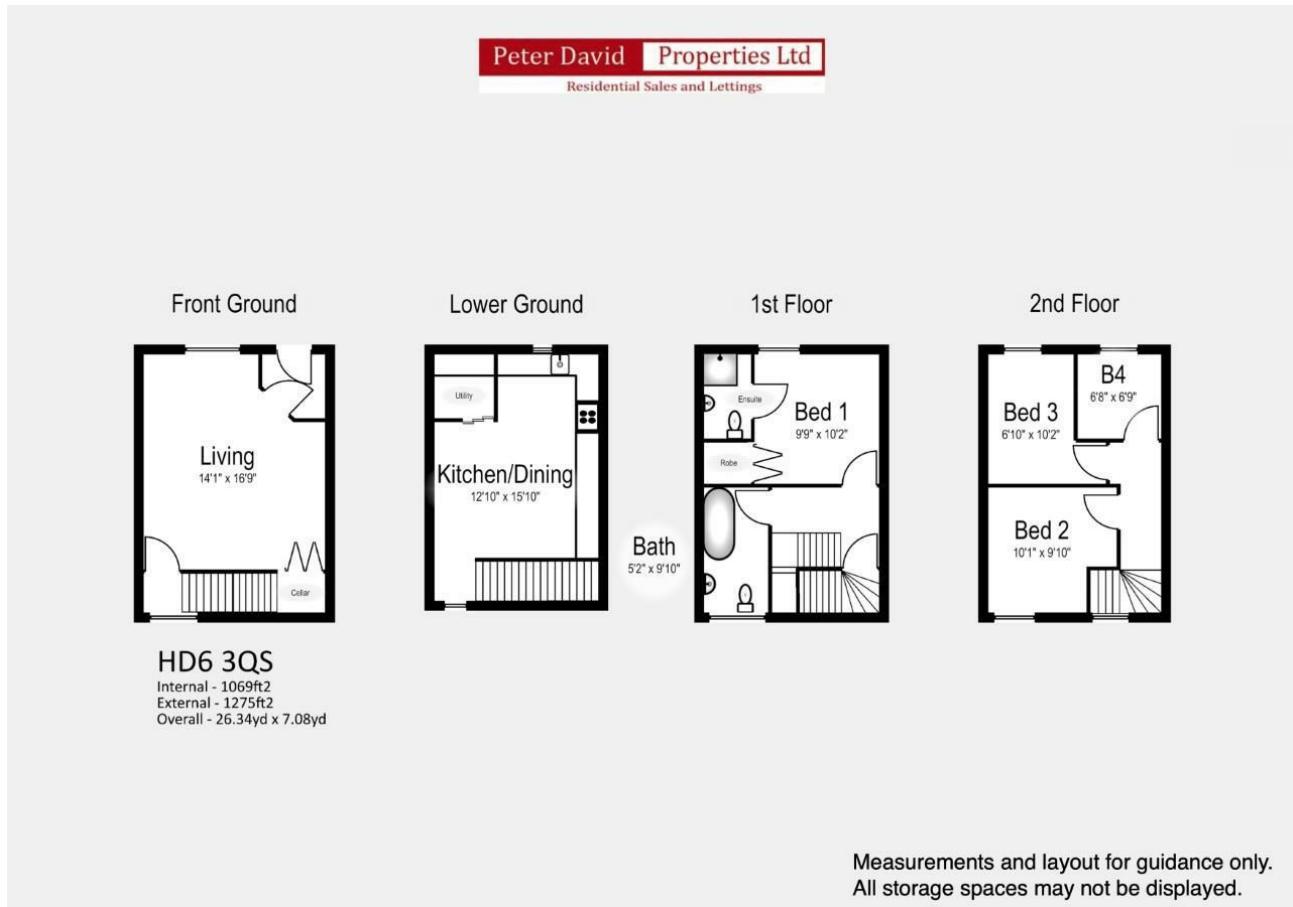
## Hybrid Map



## Terrain Map



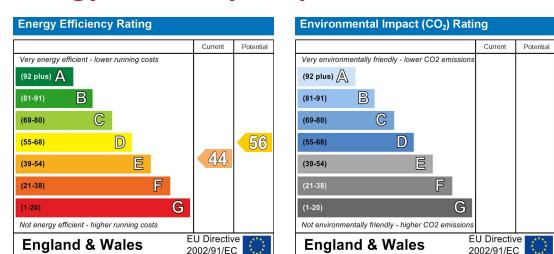
## Floor Plan



## 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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