



## 10 Wentworth Court

Rastrick, Brighouse, HD6 3XD

O.I.R.O £392,000



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Nestled in the desirable Wentworth Court area of Brighouse, this well-presented five-bedroom detached home offers an ideal setting for family living. The property boasts spacious accommodation, making it perfect for those seeking comfort and room to grow.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home is complemented by a well-appointed kitchen, which flows seamlessly into the living areas. The five bedrooms offer flexibility for family members or guests, ensuring everyone has their own private space.

Outside, the private garden to the rear presents a tranquil retreat, perfect for outdoor activities or simply enjoying the fresh air. Additionally, the garage and driveway provide convenient off-street parking, a valuable asset in today's busy world.

Located close to local schools and amenities, this home is ideally situated for families looking to settle in a community-oriented area. With its combination of spacious living, modern conveniences, and a lovely garden, this detached house is a wonderful opportunity for those seeking a family home in Brighouse. Don't miss the chance to make this delightful property your own. The property is offered to the market with no onward chain making the moving experience that much more straightforward.

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

## Entrance Porch

An extended entrance porch with a window overlooking the side aspect and plenty of space to store coats and shoes on arrival.

## Entrance Hallway

With cream carpet and a large glazed front door allowing natural light in, the entrance leads into the living room, kitchen and garage.

## Living Room

Overlooking the front of the home with a bay-window, the living room provides a flexible family space with a feature gas fire and a light, neutral colour scheme. Two wall mounted radiators help to heat this spacious room.

## Dining Room

Overlooking the rear of the home with patio doors opening out onto the patio giving a dual aspect outlook. A light and neutral colour scheme creates an inviting environment with views over the garden.

## Kitchen Diner

With wooden base and wall units providing ample storage space, a built in dishwasher, fridge freezer, double ovens, hob and extractor. A breakfast bar provides practical space and a door leads out to the rear garden.

## W/C

A downstairs w/c with a handbasin.

## Garage

A well sized garage with a power operated external door and an internal door from the hallway. The garage provides parking, storage and utility space with plumbing for a washing machine.

## Bedroom One

A well sized double bedroom overlooking the front of the home with built in wardrobes.

## Bedroom Two

A double bedroom overlooking the front of the property.

## Bedroom Three

A double bedroom to the rear of the home with a blue colour scheme and built in storage space.

## Bedroom Four

A double bedroom to the rear of the home overlooking the garden.

## Bedroom Five

A well sized single bedroom with a light blue colour scheme and access to the loft hatch.

## Bathroom

### External

The home is set back behind a double driveway and front lawn. To the rear is a well sized garden space with two patio areas, a lawn and border plants.

### Directions

For Satnav please use the postcode HD6 3XD

### 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



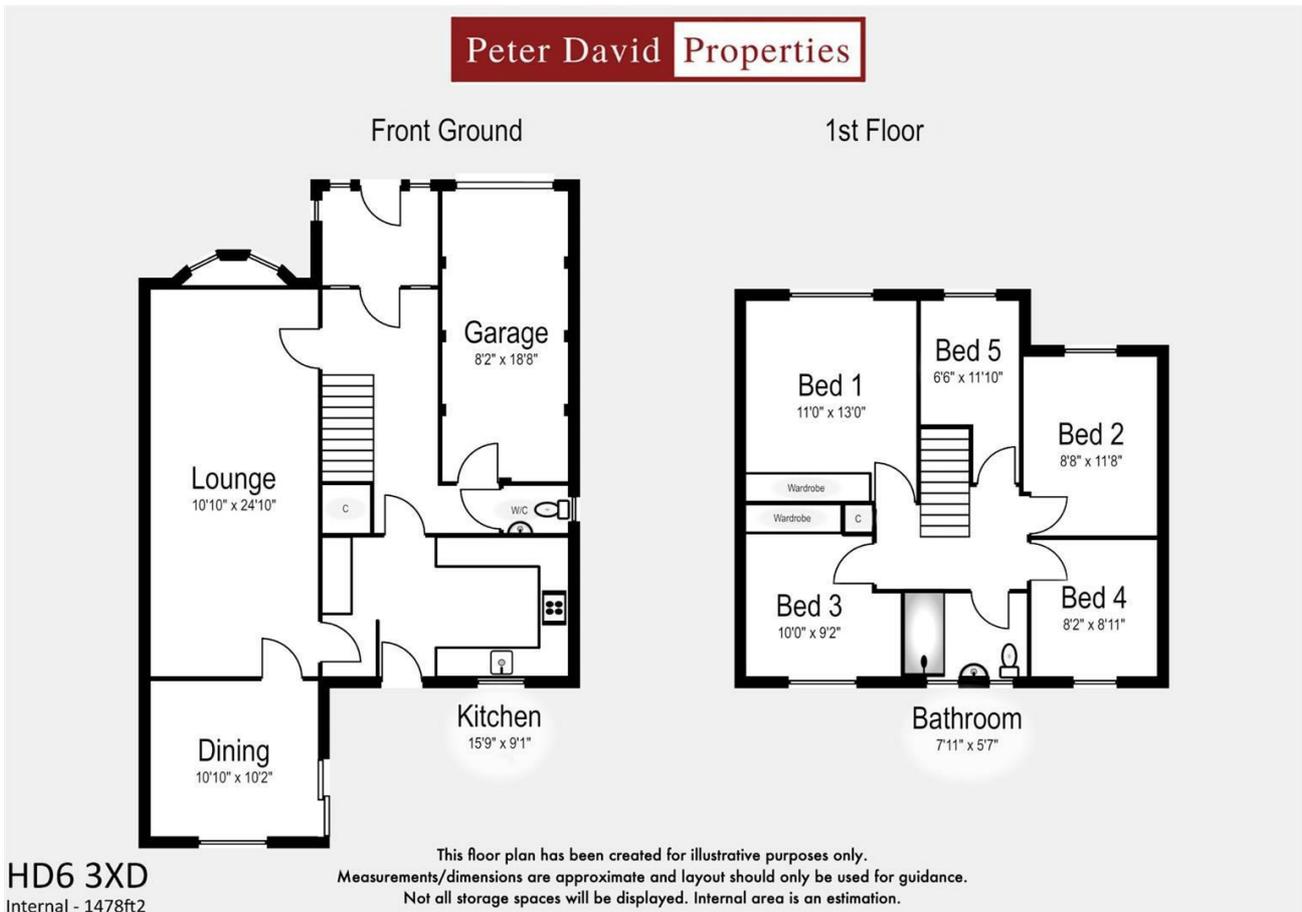
## Hybrid Map



## Terrain Map



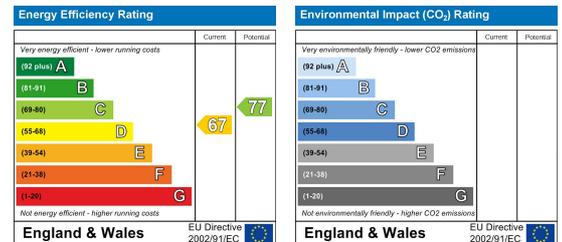
## Floor Plan



## Viewing

Please contact us on 01422 415776 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.