



## 20 Garlick Street

Rastrick, Brighouse, HD6 3PW

**£155,000**



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Situated in Garlick Street, Brighouse, this beautifully presented terraced house offers a delightful blend of comfort and modern living. The property boasts an inviting reception room, perfect for relaxation or entertaining guests. With two well-proportioned bedrooms, this home is ideal for small families or professionals seeking a peaceful retreat.

An additional attic room provides versatile living space, allowing for a home office, playroom, or occasional guest accommodation, catering to your individual needs. The property is presented to a high standard throughout, benefiting from a new boiler and a newly fitted kitchen ensuring a welcoming atmosphere from the moment you step inside.

The location is particularly advantageous, situated close to local schools and amenities, making it a convenient choice for families. The well-maintained, low maintenance garden features attractive paving and an artificial lawn, offering a perfect outdoor space for enjoying sunny days without the hassle of extensive upkeep.

This property truly needs to be seen to be fully appreciated. Its combination of quality, flexibility, and prime location makes it a wonderful opportunity for anyone looking to settle in Brighouse. Don't miss the chance to make this lovely house your new home.

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

## Living room

Spacious living room with a gas fire with marble hearth and window to the front aspect. Accessed through a composite door at the front of the property. A tastefully presented green and white colour scheme provide a homely feel.

## Kitchen

This brand new kitchen is well presented with navy wall and base units has been recently renovated with all new units. With soft-close doors, ceiling spotlights and a breakfast bar, the kitchen provides a fantastic cooking space. There is a built in oven and hob, washing machine and with space for a fridge freezer and a composite sink overlooking the rear garden. There is also understairs storage for a pantry, and window and external door to the rear aspect.

## Master bedroom

Good size neutrally decorated master bedroom with built in wardrobes and a window to the front elevation.

## Bedroom Two

A large single bedroom with a window to the rear elevation.

## Bathroom

L-shaped bathroom suite with fully tiled walls, a bath with electric shower over head, a sink encased in vanity, and a WC. Window to the rear elevation. The bathroom houses the new boiler.

## Attic

A multifunctional attic space with neutral décor, carpet and a Velux window to the rear elevation. The attic is accessed via a fixed staircase and could be used as an occasional room, office space or further storage space.

## Exterior

To the rear the property benefits from a pleasant patio garden and artificial lawn. To the front there is small yard and on street parking.

## Leasehold

The property has 886 years remaining on its lease

## Directions

For Satnav please use the postcode HD6 3PW

## 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



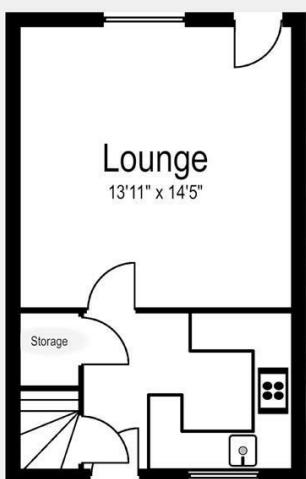
## Terrain Map



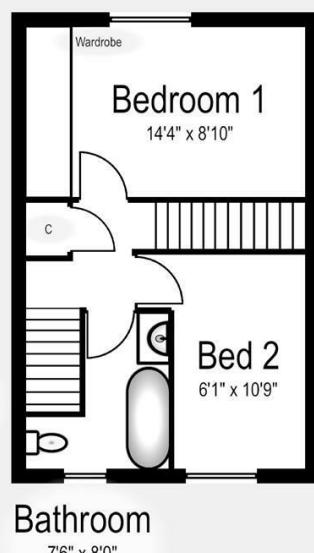
## Floor Plan

Peter David Properties

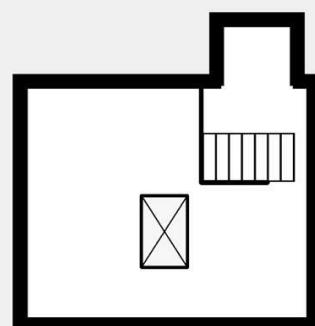
Front Ground



1st Floor



2nd Floor



HD6 3PW

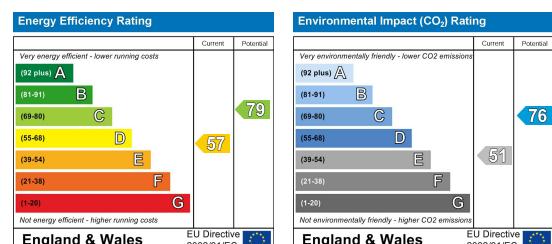
Internal - 819ft<sup>2</sup>

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

## 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.