



67 New Hey Road

Rastrick, Brighouse, HD6 3PY

£130,000



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Located on New Hey Road in Brighouse, this beautifully presented terraced house offers a delightful blend of comfort and style. With accommodation spread over three floors, this charming home features a spacious living room that welcomes you with its warm ambience, perfect for relaxation or entertaining guests. The entrance porch adds a touch of character, providing a lovely transition into the main living area.

The highlight of this home is the stunning basement kitchen diner, which serves as a fantastic space for meals or social gatherings. Its design maximises both functionality and aesthetic appeal, making it a true heart of the home. The property boasts a well-appointed bathroom, complete with a large corner bath, ideal for unwinding after a long day.

In addition to the one bedroom, there is a versatile study space that can easily be adapted to serve as a second bedroom, catering to your needs whether you require extra sleeping space or a dedicated work area.

Situated in an ideal location, this property is within easy reach of local amenities and schools, making it perfect for families or professionals seeking convenience. This charming terraced house is not just a home; it is a lifestyle choice that offers both comfort and accessibility in the heart of Brighouse. Don't miss the opportunity to make this lovely property your own.

Entrance Vestibule

External PVCu double glazed door through to the entrance vestibule ideal for coats and shoes, with internal door through to Lounge and internal door to utility cupboard housing the boiler and plumbing for the washer also lots of storage,

Lounge

15'1" x 14'6" (4.60 x 4.42)

Spacious well presented room with feature inset electric fire set in modern surround, radiator and front PVCu double glazed window. Internal door which leads to stairway down to the kitchen and internal door which leads to stairway up to first floor.

Lower ground floor

Stairway leading down from Lounge.

Kitchen

16'3" x 6'11" (4.95 x 2.11)

Fitted with a range of modern wall and base units with fitted work tops inset stainless steel sink unit with complimentary tiled splash backs. There is an integrated oven and hob and gas central heating radiator.

First Floor Landing

Stairs leading up from the Lounge.

Bedroom 1

11'9" x 10'10" (3.58 x 3.30)

Good sized double room well maintained with radiator and front PVCu double glazed window.

Bedroom/Study

6'8" x 5'8" (2.03 x 1.73)

Presently used as a an office, there is no window could be used as an office or a baby's/toddlers room.

Family Bathroom

Tastefully tiled with a large corner bath tub, hand basin and w/c.

Exterior

To the front of the property is a small yard with wall boundary with cast iron railing on top with matching gate.

Viewings

Viewings are strictly by appointment only. Please contact SW Properties.

Directions

For Satnav please use the postcode HD6 3PY

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 SW 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



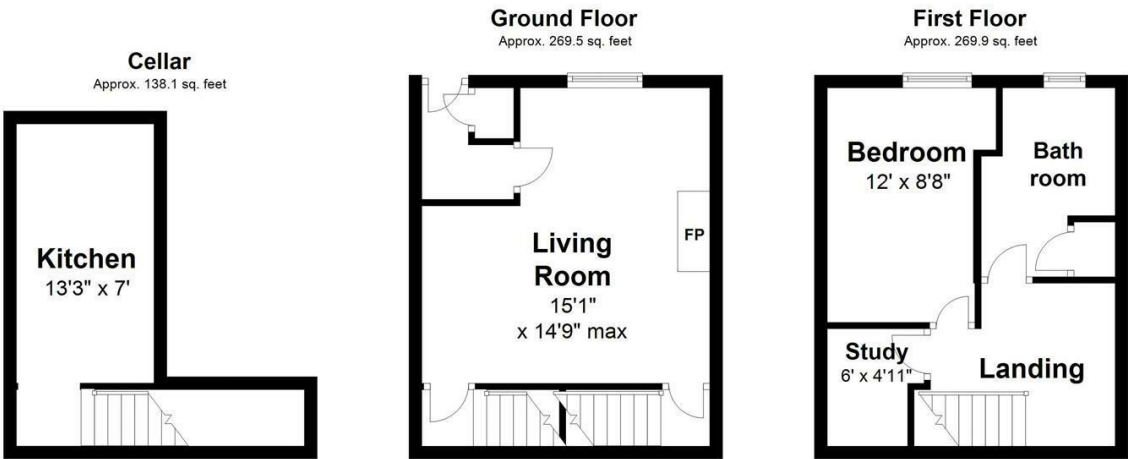
Hybrid Map



Terrain Map



Floor Plan



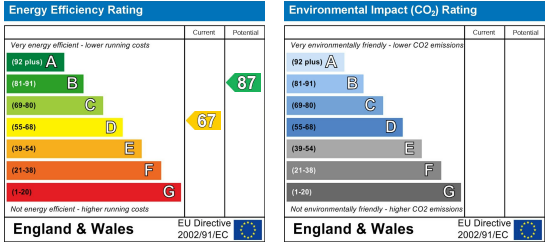
Total area: approx. 677.4 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors
Plan produced using PlanUp.

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.