

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Heathfield Rise, Rishworth**

**£400,000**







Nestled in the sought after area of Heathfield Rise, Rishworth, this charming detached home offers a perfect blend of comfort and modern living. With four well-proportioned bedrooms, including a master bedroom complete with a contemporary ensuite, this property is ideal for families seeking both space and convenience.

The ground floor boasts a welcoming lounge and a dining room, providing ample room for relaxation and entertaining. The modern kitchen, featuring a breakfast bar, is a delightful space for culinary enthusiasts and family gatherings alike. Additionally, a practical ground floor WC enhances the functionality of the home.

Outside, the property benefits from both front and rear gardens, perfect for enjoying the outdoors or hosting summer barbecues. The driveway provides off-road parking, along with a garage and a utility room, ensuring that storage and convenience are never an issue.

Situated close to local schools, this home is perfectly positioned for families, making the morning school run a breeze. The sought-after location of Rishworth offers a peaceful community atmosphere while still being within easy reach of Sowerby Bridge's amenities.

This property is a wonderful opportunity for those looking to settle in a vibrant area with excellent facilities. With its modern features and spacious layout, it is sure to appeal to a variety of buyers. Do not miss the chance to make this delightful house your new home.

- FOUR BEDROOM DETACHED HOME
- SOUGHT AFTER LOCATION
- SOLD WITH NO ONWARD CHAIN
- OFF ROAD PARKING AND GARAGE
- UTILITY ROOM AND GROUND FLOOR WC
- MASTER BEDROOM WITH ENSUITE
- GARDENS FRONT AND REAR
- MODERN KITCHEN AND BATHROOMS
- EPC RATING - D
- COUNCIL TAX BAND - E

## Accommodation

### Entrance hall

### Kitchen

12'3" x 16'0" (3.75 x 4.9)

### Lounge

12'4" x 11'11" (3.77 x 3.65)

### Dining room

13'11" x 9'10" (4.25 x 3)

### Utility room

9'1" x 9'0" (2.77 x 2.75)

### Ground floor WC

### Garage

9'8" x 17'4" (2.95 x 5.3)

### First floor

### Bedroom one

12'4" x 11'11" (3.77 x 3.65)

### Ensuite

5'7" x 6'3" (1.72 x 1.92)

### Bedroom two

9'2" x 12'0" (2.8 x 3.67)

### Bedroom three

9'4" x 10'0" (2.87 x 3.05)

### Bedroom four

6'0" x 9'10" (1.85 x 3.02)

### Bathroom

9'10" x 5'3" (3 x 1.62)

### Directions

Please use post code HX6 4RS for sat nav directions.

### PLEASE NOTE

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



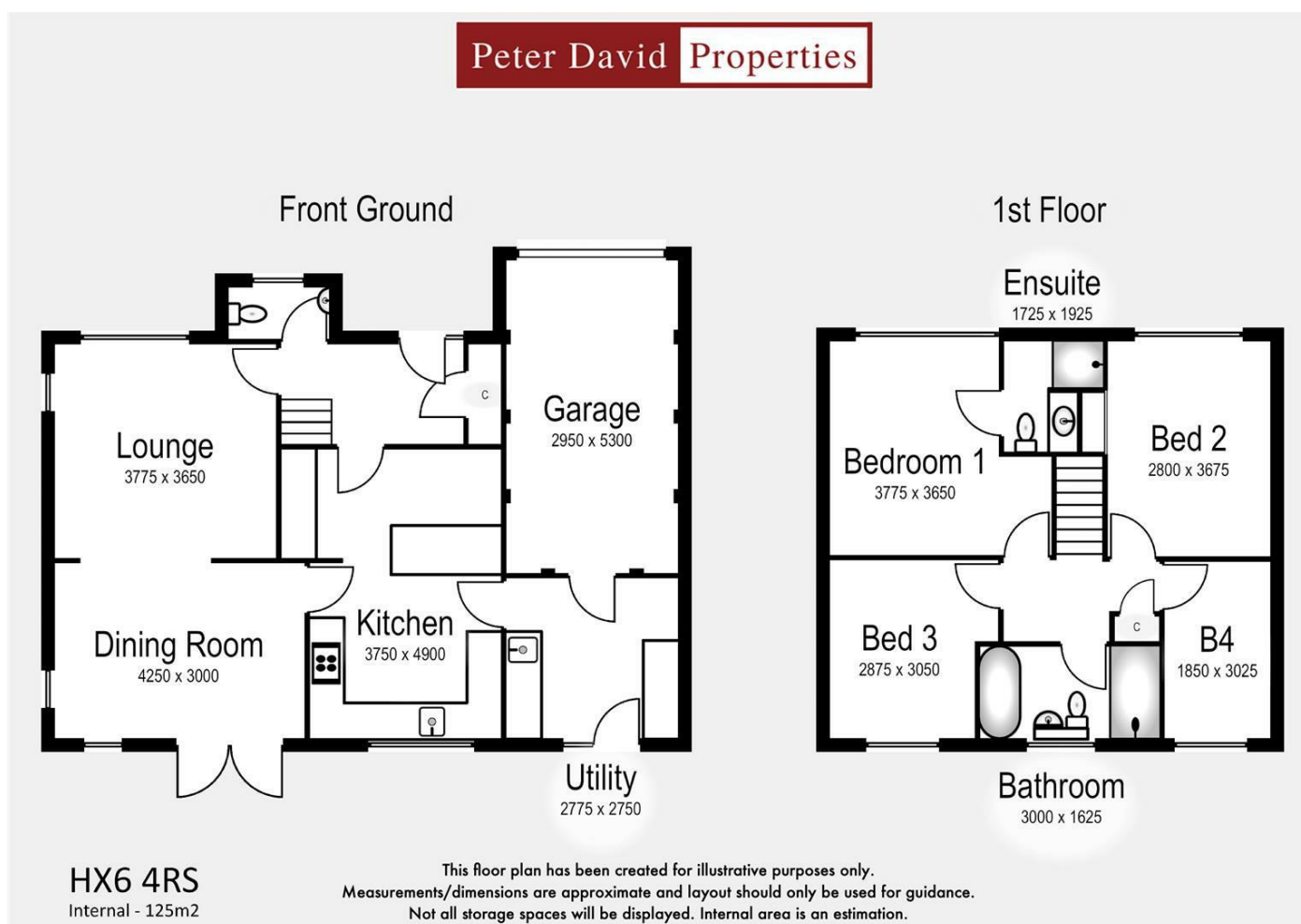
## Hybrid Map



## Terrain Map



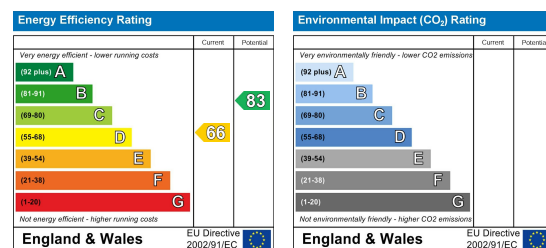
## Floor Plan



## Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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