

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 37 Foxcroft Drive

Brighouse, HD6 3PQ

£204,950



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Rastrick, Brighouse, HD6 3PQ

**£204,950**



This three bedroom semi-detached property is offered for sale in a popular, residential area close to good schools and the local amenities of Brighouse town centre. The property is located on a small cul-de-sac and offers well planned and appointed living accommodation with the most spacious family lounge leading to a rear positioned southerly facing conservatory. Also comprising: a well appointed kitchen with dining area. three good sized bedrooms, a bathroom and generously proportioned garden. Book your viewing today!

## **Entrance Porch**

Leading to the entrance hallway.

## **Living Room**

A large living room with sliding patio doors to the conservatory. The focal point is the gas fire.

## **Conservator**

With access to the rear garden.

## **Kitchen Diner**

A spacious kitchen with ample space to dine. Featuring wall and base units, an inset stainless steel sink and drainer, tiled splashbacks and space for free-standing appliances.

## **Landing**

## **Bedroom One**

Large double bedroom.

## **Bedroom Two**

Good sized second bedroom.

## **Bedroom Three**

A single bedroom.

## **Bathroom**

With white tiled walls and a three piece suite, comprising: a WC, a hand basin and a bath.

## **Exterior**

Low maintenance gardens to the front and rear and a detached single garage.

## **Viewings**

Viewings are strictly by appointment only. Please contact Peter David Properties.

## **Directions**

For Satnav please use the postcode HD6 3PQ

## **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

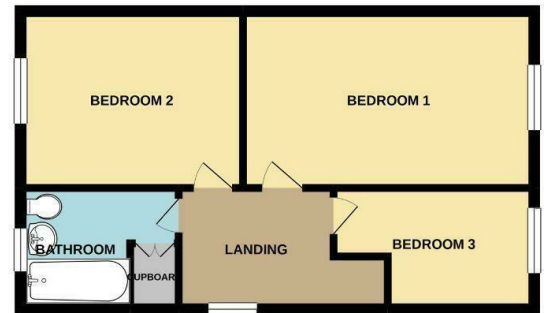


## Floor Plan

GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



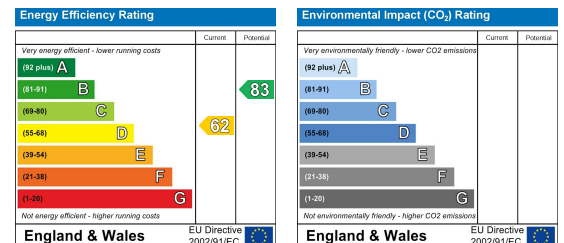
TOTAL FLOOR AREA : 881 sq.ft. (81.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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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