

Peter David

Properties Ltd

Residential Sales and Lettings



## 22 Lower Edge Road

Brighouse, HD6 3LD

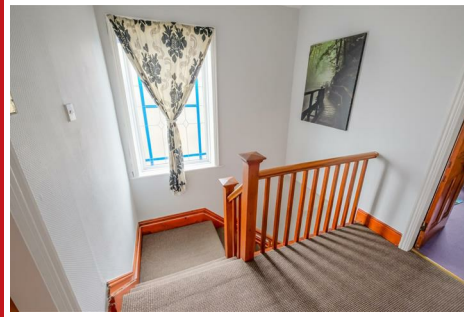
£230,000



# 22 Lower Edge Road

Rastrick, Brighouse, HD6 3LD

**£230,000**



Peter David Properties are pleased to present to the market this large three bedroom semi detached property, situated in the popular residential location of Rastrick. The property is close to local amenities and just a short distance from Brighouse town centre and the M62 motorway network. The property is deceptively spacious throughout and has lovely Edwardian features, which would make an ideal family home. Internally comprising: an entrance hallway, living room, kitchen diner, dining room, landing, three double bedrooms and a house bathroom. Externally, the property benefits from a large driveway, providing off road parking, a paved garden to the front and a paved garden to the rear. Viewings are not to be missed.

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

## **Entrance Hallway**

Entering the property through a white uPVC door to the front aspect, is a spacious entrance hallway. Providing access to the cellar, with a wooden staircase to first floor accommodation.

## **Living Room**

The living room benefits from a decorative ceiling, a central ceiling fan light and a bay style window to the front aspect. The focal point is the exposed coal fire (gas) with tiled hearth, tiled surround and wooden fireplace.

## **Kitchen Diner**

Fitted with wood wall and base units, tiled splashbacks, inset sink and drainer, electric oven, gas

hob and overhead extractor fan. The kitchen benefits from space for freestanding appliances and dining space. With a window to the rear aspect and an external door leading to the rear garden.

## **Dining Room**

A good sized dining room, with a decorative ceiling and a window overlooking the rear garden.

## **Landing**

Providing access to the first floor accommodation, with feature windows to the side elevation.

## **Bathroom**

A large bathroom, fitted with wood panelled ceiling with spotlights, two fully tiled walls and part wood panelled walls. This four piece bathroom suite, comprises: a WC, hand basin, bath and shower cubicle. The bathroom benefits from a useful airing cupboard.

## **Bedroom One**

A good sized double bedroom, benefitting from wood fitted wardrobes and overhead storage. With a window to the front elevation.

## **Bedroom Two**

A spacious double bedroom, with fitted wardrobes and overhead storage. With a window to the front elevation.

## **Bedroom Three**

A third double bedroom, with a window to the front elevation.

## **Cellar**

A dry cellar, with electric supply and storage space.

## External

Externally, there is a driveway to the front of the property and land to the side, which has potential for an extension (subject to the relevant permissions). To the rear aspect is a patio, low maintenance garden, with gated access to the side of the property.

## Viewings

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

## Directions

For Satnav please use the postcode HD6 3LD.

## 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



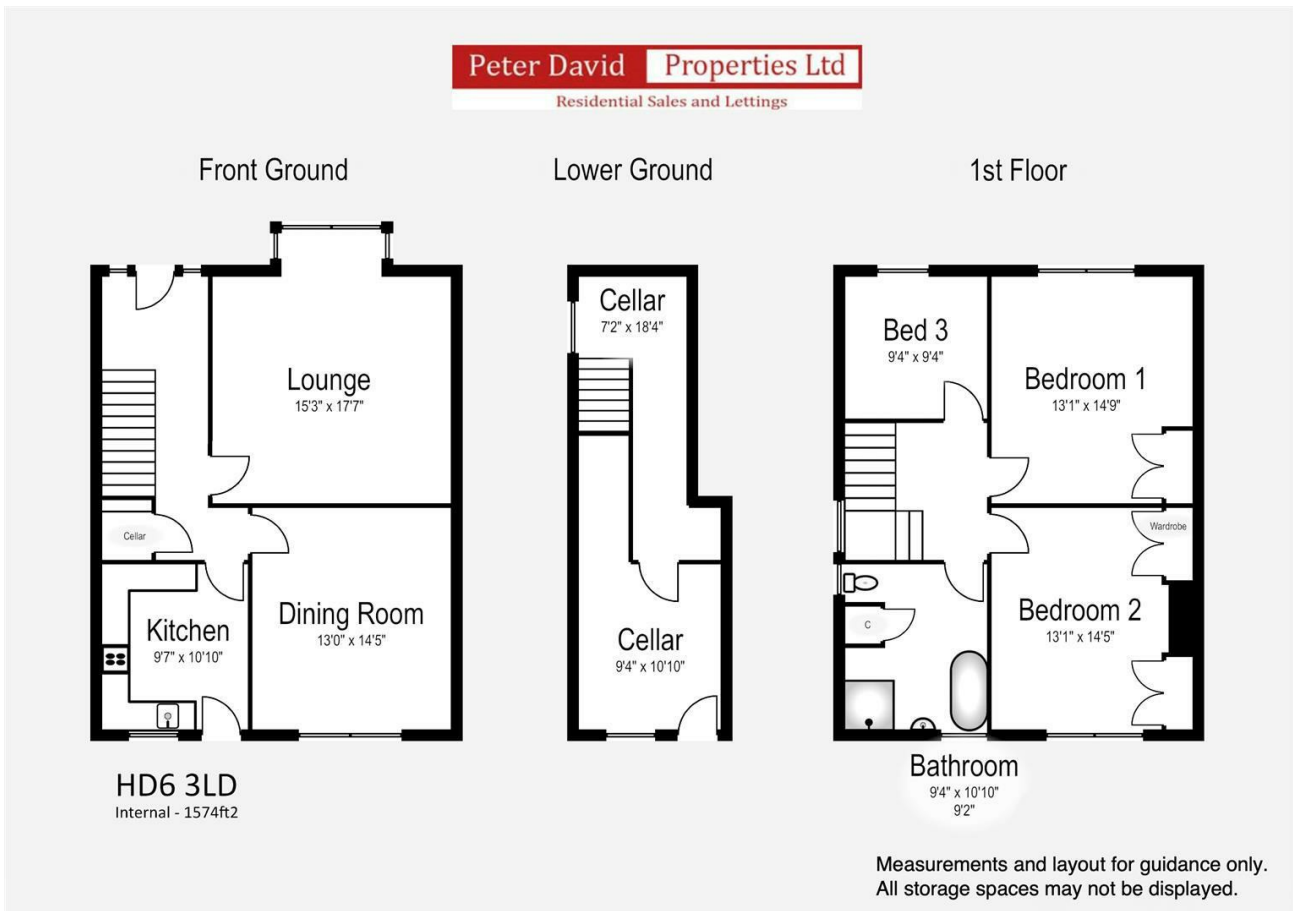
## Hybrid Map



## Terrain Map



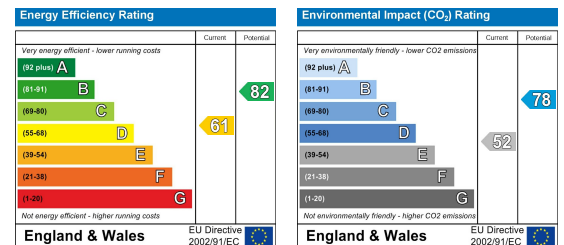
## Floor Plan



## Viewing

Please contact us on 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.