

Peter David

Properties Ltd

Residential Sales and Lettings



## 4 New Hey Road

Brighouse, HD6 3LP

Offers Around £185,000



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Rastrick, Brighouse, HD6 3LP

**Offers Around £185,000**



Offered to the market with NO UPWARD CHAIN is this two bedroom COTTAGE, situated in an extremely convenient location just minutes from Brighouse town centre. The property had a full refurb in 2021, including a full rewire and a new BAXI boiler fitted in Jan 2024. The property internally comprises: an entrance hallway, an open plan kitchen diner, a living room, a quirky hidden storage/ wine cellar, a landing, two double bedrooms and a house bathroom. Externally the property further benefits from EASY TO MAINTAIN outside space, with an enclosed garden to the rear and a pleasant front garden. This charming property is well-presented throughout and offers easy access to the M62 network, good schools and bus routes. Internal viewings are recommended - book yours today!

## Entrance Hallway

Providing access to the ground floor accommodation.

## Living Room

A spacious living room with a staircase to the first floor accommodation, a spotlight ceiling and under stairs storage. With an external door to the front of the property.

## Kitchen Diner

An open plan kitchen dining, with a WREN fitted kitchen (2021) to the rear of the property comprising: white gloss wall and base units, an inset stainless steel sink and drainer, integral appliances (including a double oven, electric hob and fridge freezer) and a spotlight ceiling. External door to the rear garden and access to the dining area which has a spotlight ceiling and a window to the front aspect.

## Landing

Providing access to the first floor accommodation and with a small loft hatch.

## Bedroom One

A large double bedroom with ample space for wardrobes. Window to the front elevation.

## Bedroom Two

A good-sized double bedroom with a window to the front elevation.

## Bathroom

A modern bathroom with tiled flooring and part-tiled walls. Featuring a three piece suite, comprising: a WC, a hand basin and a 'P' shaped bath with an overhead shower. Extractor fan and window to the rear elevation.

## External

The property has hassle free easy-to-maintain front and rear gardens in the form of astroturf. The rear garden is enclosed (although there is a right of way from the neighbouring property).

## Viewings

Viewings strictly by appointment only.

## Directions

For Satnav please use the postcode HD6 3LP

## 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

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## Road Map



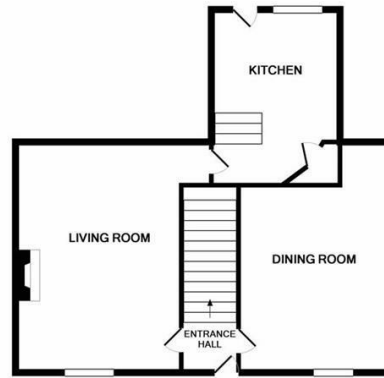
## Hybrid Map



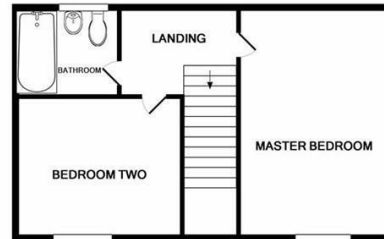
## Terrain Map



## Floor Plan



GROUND FLOOR



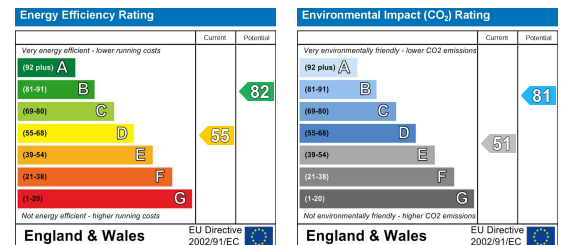
1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



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