

Peter David

Properties Ltd

Residential Sales and Lettings



4 New Hey Road

Brighouse, HD6 3LP

£175,000



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Rastrick, Brighouse, HD6 3LP

£175,000



Nestled on New Hey Road in Rastrick, this charming double-fronted cottage is a true gem waiting to be discovered. Boasting two reception rooms, two cosy bedrooms, and a stylish bathroom, this property offers a perfect blend of comfort and character.

As you step inside, you'll be greeted by a light and airy atmosphere that flows effortlessly throughout the home. The cottage has been fully modernised and beautifully decorated, ensuring a seamless transition for you to move right in and make it your own.

One of the highlights of this property is its landscaped garden, complete with a patio and astroturf, providing a tranquil outdoor space to relax and entertain. Additionally, on-street parking adds convenience to your daily routine.

Situated in a desirable location, this cottage is surrounded by good local schools and offers excellent transport links to the motorway, making it an ideal choice for families and commuters alike.

Don't miss the opportunity to make this delightful cottage your new home sweet home.

Entrance Hallway

Providing access to the ground floor accommodation.

Living Room

13'1 x 10'10 (3.99m x 3.30m)

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

15'9 x 4'7 (4.80m x 1.40m)

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

10'0 x 9'8 (3.05m x 2.95m)

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

Bedroom Two

10'0 x 5'9 (3.05m x 1.75m)

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

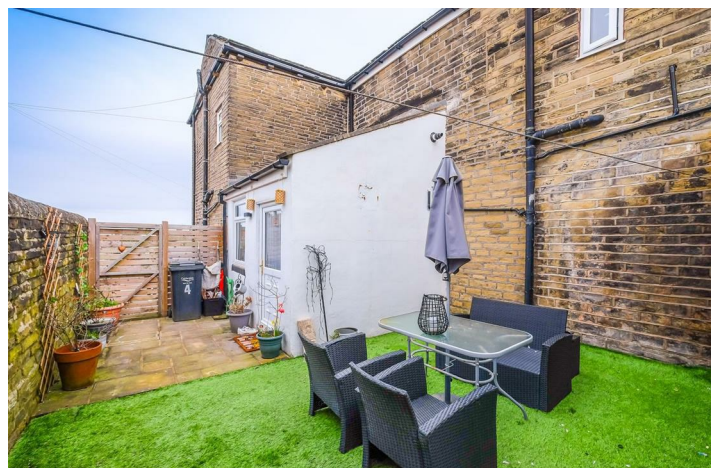
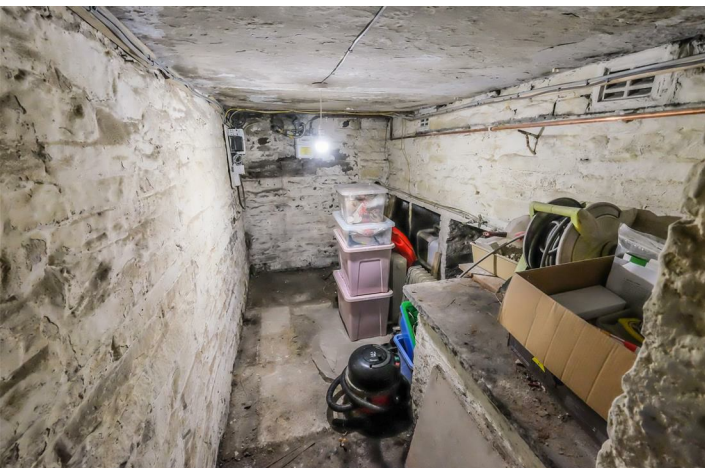
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 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



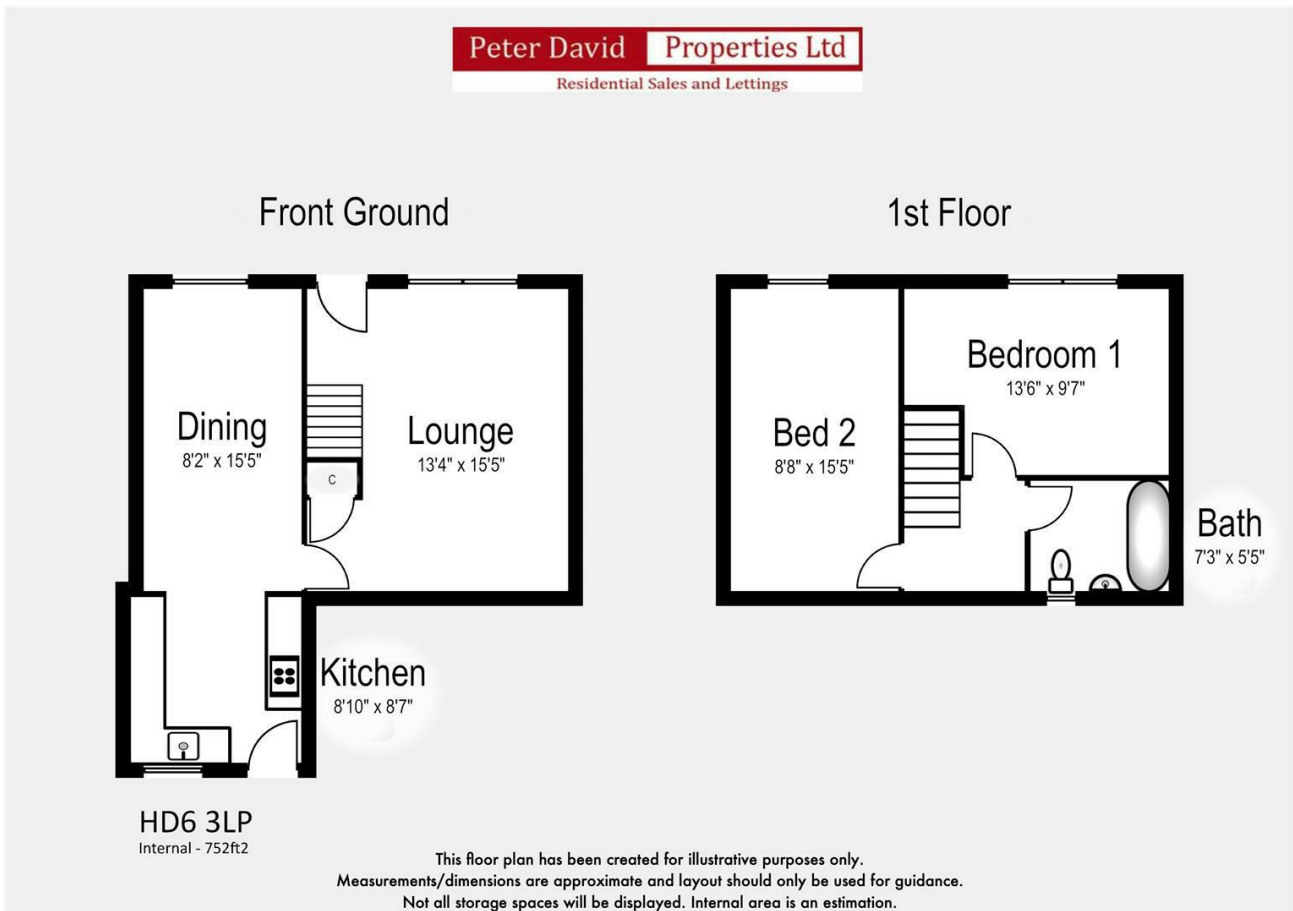
Hybrid Map



Terrain Map



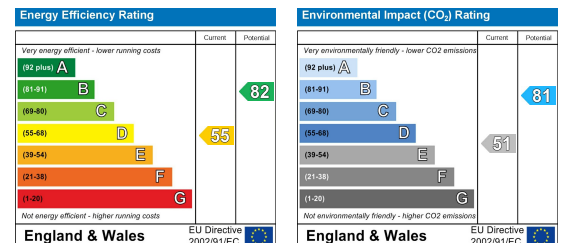
Floor Plan



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



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