

Peter David

Properties Ltd

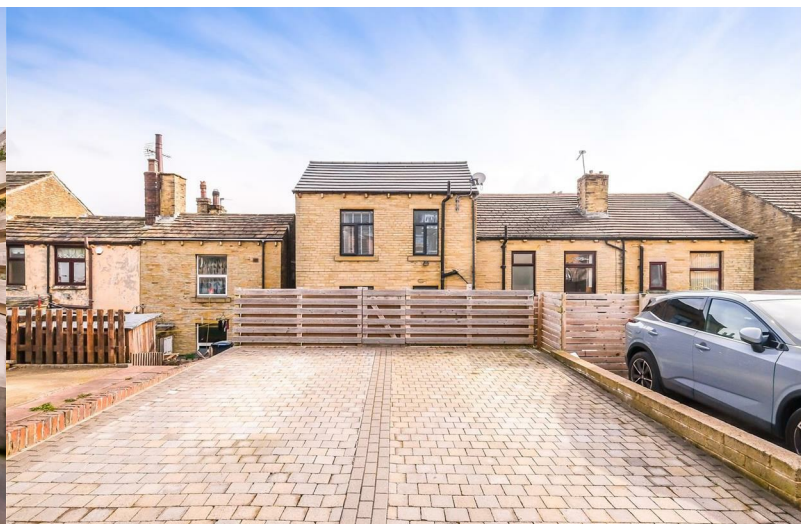
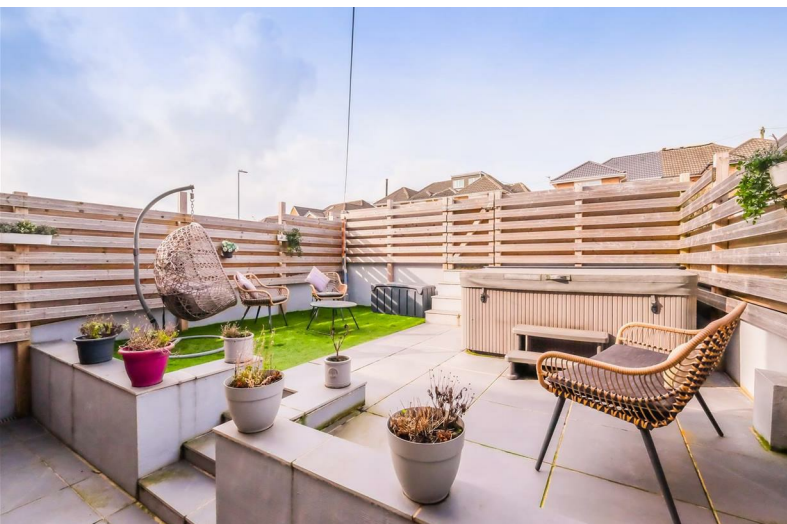
Residential Sales and Lettings



142 Thornhill Road (Back Close Lea)

Brighouse, HD6 3AH

£149,950



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Rastrick, Brighouse, HD6 3AH

£149,950



Nestled on Thornhill Road in the charming area of Rastrick, Brighouse, this delightful cottage is a true gem waiting to be discovered. Boasting a cosy reception room, two inviting bedrooms, and a well kept four piece bathroom, this property is perfect for a small family or a first-time buyer looking for a place to call home.

One of the standout features of this lovely abode is the beautifully renovated interior, which includes a new roof installed in 2023, ensuring both style and structural integrity. The converted cellar adds an extra touch of versatility to the property, providing additional space for various needs. The loft is boarded for convenient storage and has ladder access.

Parking is a breeze with room for two vehicles, a coveted convenience in this bustling location. Situated close to schools, this home offers an ideal setting for families with children. Moreover, its proximity to commuter and motorway links makes it a dream for those who need easy access to transportation options.

Externally, the property shines with a private driveway and a garden at the front, offering a tranquil outdoor space to relax and unwind. Whether you're enjoying a cup of tea in the garden or hosting a barbecue with friends, this home provides the perfect backdrop for creating lasting memories. Access to outside power supply, currently used for a hot tub but can provide electricity for electric car charging.

In conclusion, this cottage on Thornhill Road is a fantastic opportunity to own a beautifully renovated property in a sought-after location. Don't miss out on the chance to make this house your own and experience the joys of comfortable living in the heart of Brighouse.

Hallway

Providing access to the ground floor living accommodation from the rear.

Living Room

13'11 x 10'10 (4.24m x 3.30m)

A light and airy living room with a window to the rear aspect.

Kitchen

14'9 x 4'7 (4.50m x 1.40m)

The modern kitchen has wall mounted units with space and plumbing for under counter appliances. With an inset stainless steel sink and drainer, white metro tiled splashback and a staircase providing access to the vaulted cellar room.

Cellar

12'5 x 6'0 (3.78m x 1.83m)

The cellar is vaulted and would be an ideal study with a window to the exterior.

Landing

Providing access to the first floor accommodation and the boarded loft. The Ideal boiler is located on the landing and there is also a window to the front elevation.

Bedroom One

8'5 x 10'5 (2.57m x 3.18m)

A double bedroom with a window to the front elevation.

Bedroom Two

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

A good sized single bedroom with a window to the rear elevation.

Bathroom

8'5 x 10'5 (2.57m x 3.18m)

The fully tiled bathroom benefits from a four piece suite

comprising: a bath, a shower cubicle, a WC and a hand basin. Further benefiting from a chrome heated towel rail and a window.

External

Externally the property benefits from a block paved double driveway with gated access to the enclosed garden which is easy to maintain and comprises: artificial grass and a patio.

Viewings

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

Directions

For Satnav please use the postcode HD6 3AH

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

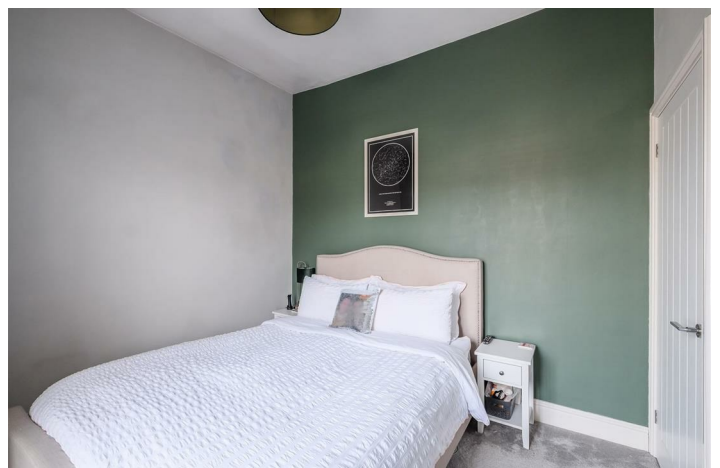
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



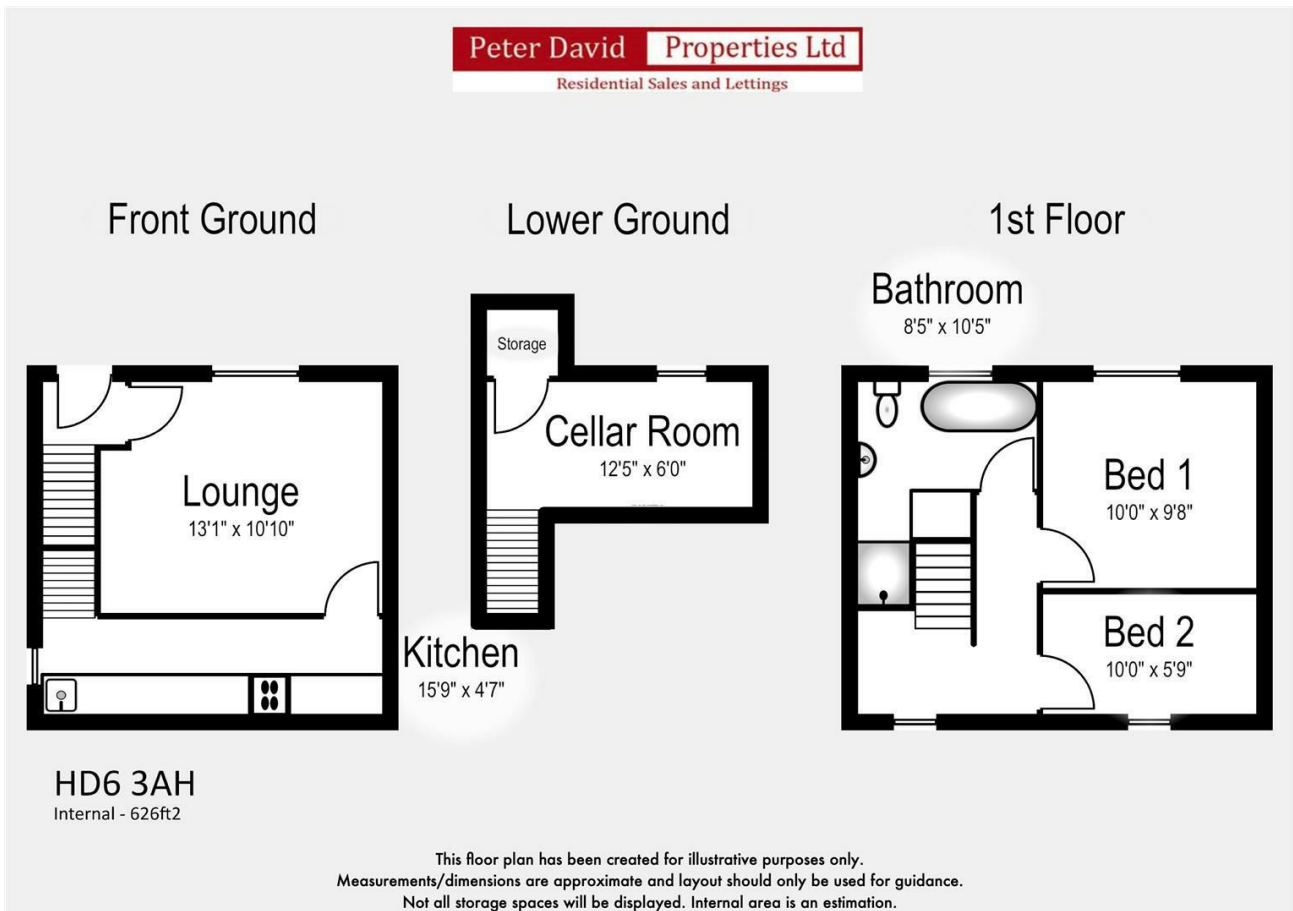
Hybrid Map



Terrain Map



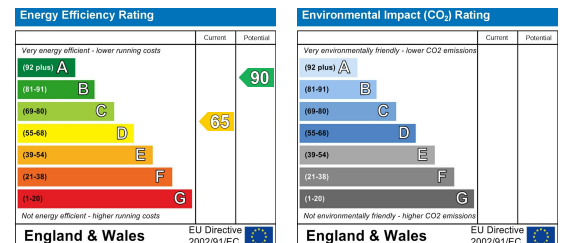
Floor Plan



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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