

Peter David

Properties Ltd

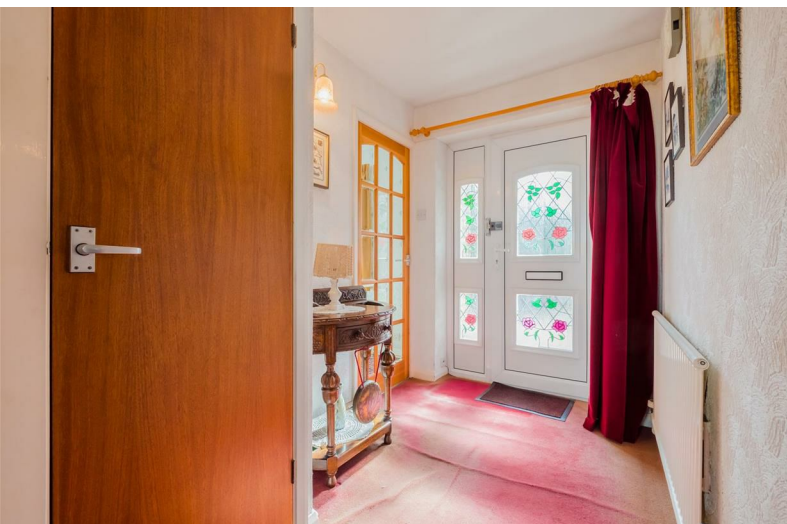
Residential Sales and Lettings



10 Longroyde Grove

Brighouse, HD6 3US

£290,000



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Rastrick, Brighouse, HD6 3US

£290,000



An ideal opportunity to purchase this SPACIOUS DETACHED BUNGALOW with THREE/FOUR BEDROOMS in a popular area of Rastrick, Brighouse ideal for any growing family.

The home is tucked away in an elevated position on a quiet residential Cul-De-Sac close to local schools and amenities. The home benefits from a large driveway and a front lawn, as well as a low maintenance and private rear garden space.

The property has been extended over the years to provide a flexible living space with a large entrance hallway, living room, dining room, kitchen, family bathroom, three bedrooms (the master bedroom including a separate dressing room, and a fourth bedroom/study accessed through bedroom two. There is also an additional storage/utility space providing access to the side of the property. With such a large space there are plenty of options should you wish to reconfigure the layout to suit your needs

This spacious bungalow needs to be seen in order to appreciate its full potential so please contact us to arrange your viewing.

Entrance Hallway

A spacious entrance hallway providing access to the living room, kitchen and bedrooms, with useful built in cupboards for practical storage space.

Living Room

A well sized living room overlooking the front and side aspects of the property. A feature gas fireplace provides the focal point and the room leads into the dining room.

Dining Room

Overlooking the front of the property with additional letterbox windows allowing light from the side of the property, the dining room provides a second reception area and leads into the kitchen.

Kitchen

Part tiled with cupboards and wall mounted units, the kitchen has plenty of worksurface and storage space. There is an integrated oven and hob, as well as a breakfast bar, sink and space for white goods. There is access out to the side of the property.

Bedroom One

A well sized double bedroom overlooking the front of the property with a light and neutral colour scheme.

Dressing Room

Accessed through the master bedroom, the dressing room provides a further flexible space to use as a dressing area or study space.

Bedroom Two

To the rear of the property, the second bedroom is a well sized double room.

Bedroom Three

A double bedroom overlooking the rear of the property.

Study

Accessed via the second bedroom and providing access to the utility space, the study room overlooks the rear garden through patio doors.

Utility

Providing external access to the side of the property and from the study room. the utility room provides additional useful storage space.

Bathroom

Part tiled with a bathtub, sink and W/C.

Directions

For Satnav please use the postcode HD6 3US

Viewings

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

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



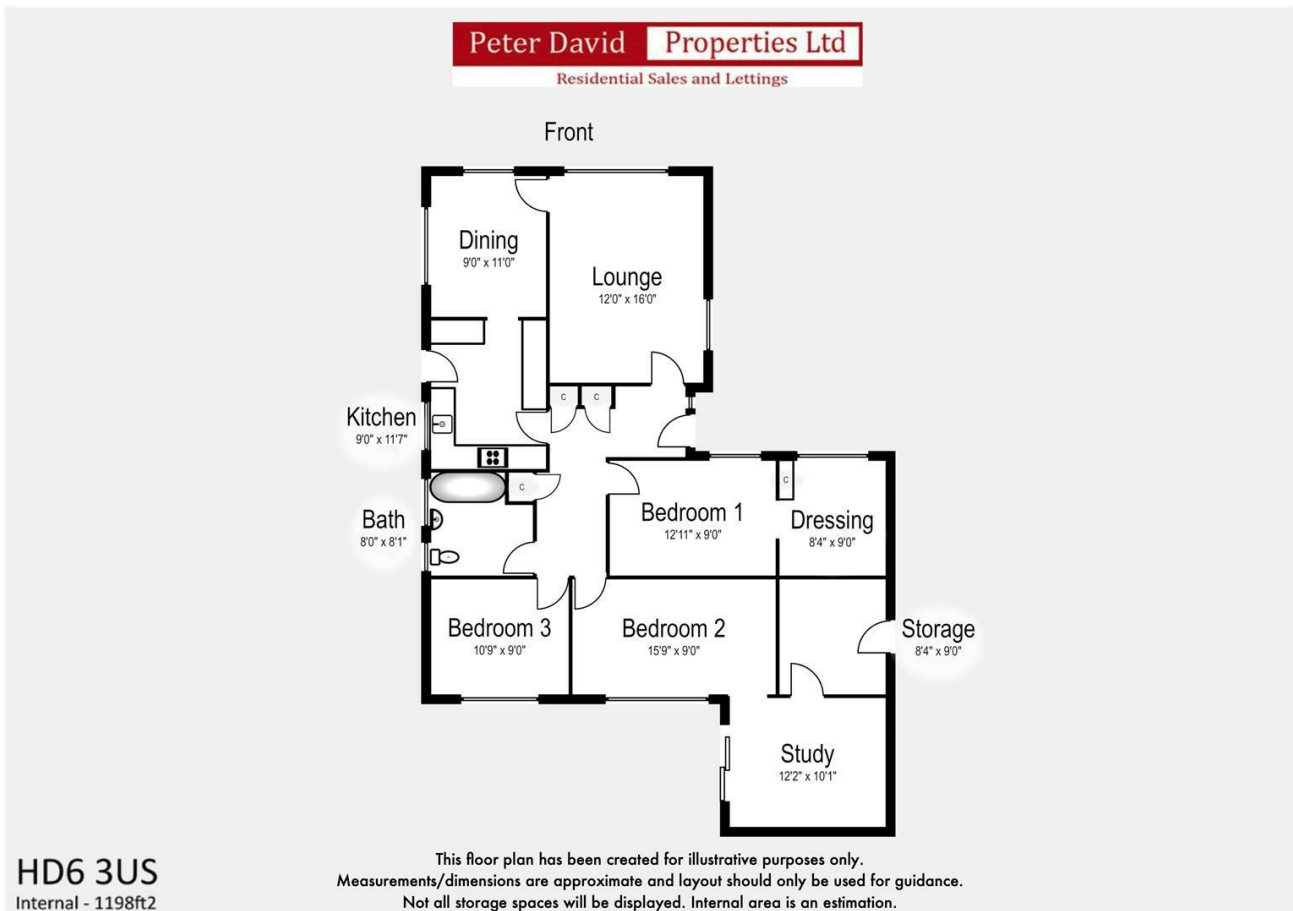
Hybrid Map



Terrain Map



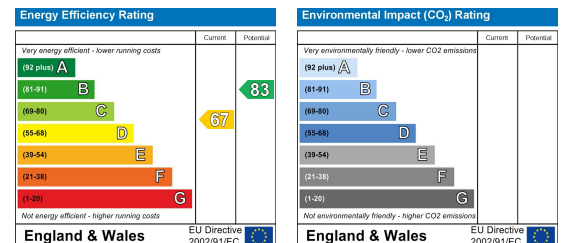
Floor Plan



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.