

Peter David

Properties Ltd

Residential Sales and Lettings



## 24a Rastrick Common

Brighouse, HD6 3DR

Offers In The Region Of £140,000





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Fully renovated throughout and presented to a high standard with attention to detail in every aspect, this **TWO DOUBLE BEDROOM** property boasts a stylish and practical living space. With a **NEW KITCHEN AND BATHROOM**, the home is ready to be enjoyed by its next owner.

Ideally located within easy reach of the shops and amenities of Brighouse town centre, the home is tucked away from the main road and has off road parking and an outdoor patio area. Accessed through an entrance porch, the home comprises a living room, kitchen diner, bathroom suite, and two double bedrooms.

A home that really needs to be seen to be appreciated, **OFFERED WITH NO ONWARD CHAIN** please contact us to arrange your viewing.

## **Entrance Porch**

An entrance porch with a window and new uPVC door.

## **Living Room**

**16'0" x 10'9" (4.9 x 3.3)**

A spacious living room overlooking the front patio / parking area. The room has a white colour scheme, new doors and retains some nice character features.

## **Kitchen Diner**

**12'9" x 10'5" (3.9 x 3.2)**

A well sized kitchen diner with white walls and cupboards. Ceiling spotlights and laminate floor with a sink, oven, extractor and space for white goods.

## **Bathroom**

**7'10" x 6'10" (2.4 x 2.1)**

With touch sensitive lighting, marble tiling, illuminated mirror, towel rail, bath tub with overhead shower, sink and w/c. This stunning bathroom suite has been finished to the highest standard.

## **Bedroom One**

**12'1" x 12'1" (3.7 x 3.7)**

A double bedroom to the rear of the property with feature lighting, Velux window and wooden beams add further points of interest

## **Bedroom Two**

**11'5" x 10'9" (3.5 x 3.3)**

A double bedroom with exposed wooden beams, grey carpet and a light colour scheme to the walls.

## **External**

A small patio area and driveway to the front of the home provides a private space to sit outside and allows for off road parking.

## **Directions**

For Satnav please use the postcode HD6 3DR - The property is found down a driveway away from the main road.

## **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



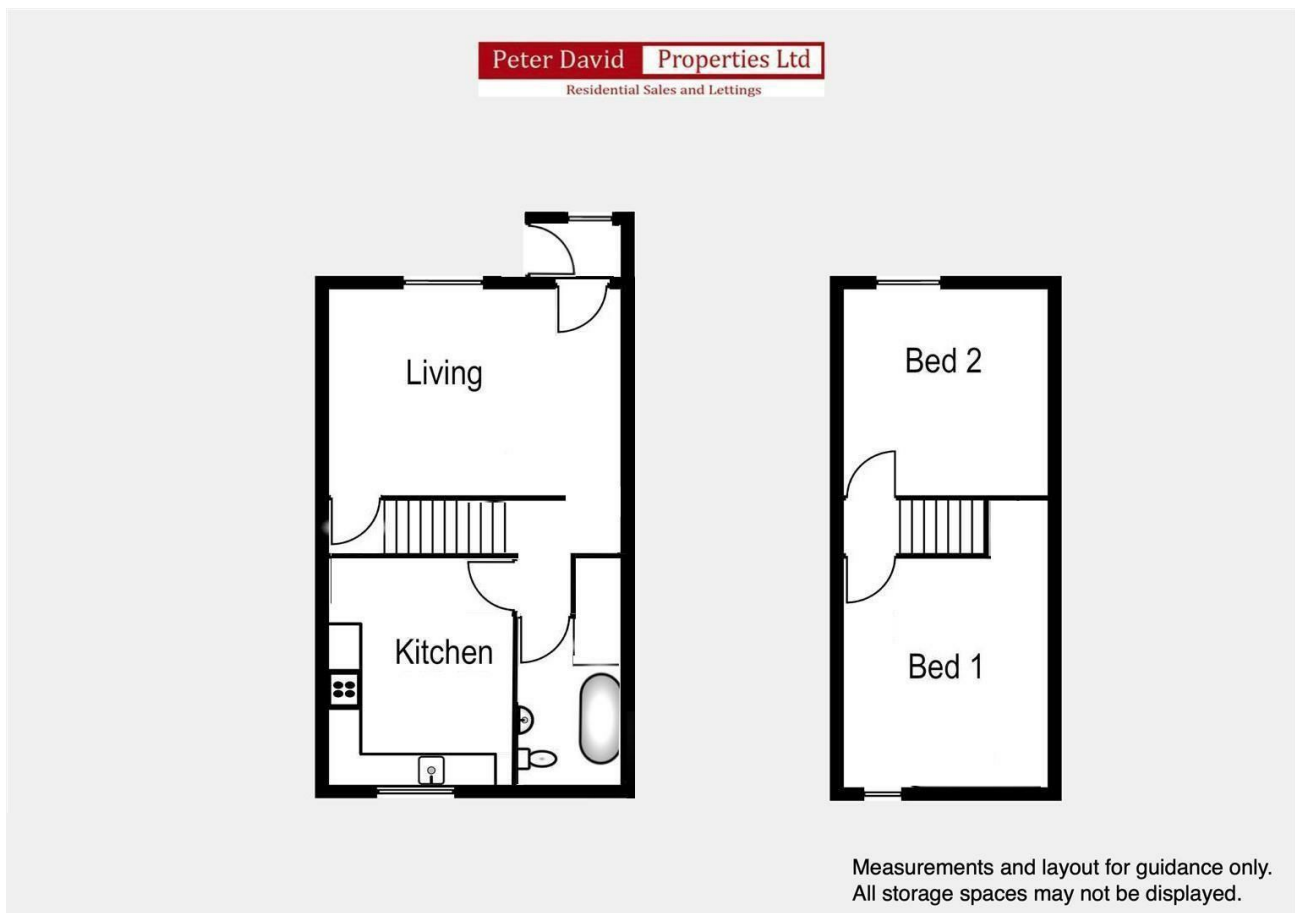
## Hybrid Map



## Terrain Map



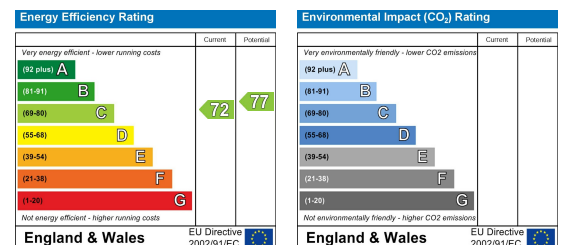
## Floor Plan



## 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.

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