

Peter David

Properties Ltd

Residential Sales and Lettings



24 The Orchards

Brighouse, HD6 3NZ

£295,000

 3  2  1  C



24 The Orchards

Rastrick, Brighouse, HD6 3NZ

£295,000



Welcome to The Orchards in Brighouse, where this charming semi-detached house awaits its new owners. Boasting a delightful setting, this property offers a perfect blend of comfort and convenience.

Step inside to discover a spacious layout spread over three floors, providing ample space for all your needs. With an open reception room, three cosy bedrooms, and two bathrooms, this home is ideal for a growing family.

The double driveway and garage ensure parking is never an issue, while the private rear garden offers a tranquil retreat for relaxation or entertaining guests.

Well presented throughout, this property exudes a warm and welcoming atmosphere, making it easy to envision your future here.

Situated in a family-friendly neighbourhood, this practical home is conveniently located close to schools and amenities, making daily life a breeze.

Don't miss out on the opportunity to make this lovely house your new home in Brighouse. Book a viewing today and start picturing your life in this wonderful property at The Orchards.

Internal accommodation comprises an entrance hallway with storage cupboards, utility room, garage and storage room, living room, kitchen diner, three bedrooms, an ensuite and a family bathroom suite.

**This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. **

Entrance Hall

Providing access to the ground floor living accommodation and the staircase leading up to the first floor.

Utility

The partially tiled utility room has matching wall and base units, space and plumbing for a washing machine and

tumble dryer, a worktop with an inset stainless steel sink and drainer, a ceiling pulley for drying clothes and a WC.

Garage

The rear of the garage has been converted to a useful storage room or home gym.

First Floor Landing

Providing access to the first floor living accommodation.

Living Room

The light and airy living room is a good size and benefits from two windows. The living room also provides access to the second floor accommodation.

Kitchen Diner

The spacious kitchen diner has matching wall and base units and comprises: inset stainless steel sink and drainer, gas hob, electric oven, space for a freestanding American style fridge freezer, space and plumbing for a dishwasher. Further benefiting from a window to the rear elevation and sliding patio doors which lead out into the garden.

Second Floor Landing

Providing access to the second floor living accommodation.

Bedroom One

A double bedroom with a window to the front elevation and an en-suite.

En-Suite

The partially tiled en-suite comprises: shower cubicle, sink encased within a vanity unit, WC and a wall mounted vanity unit.

Bedroom Two

A second double bedroom with a window to the rear elevation.

Bedroom Three

A single bedroom with a window to the rear elevation.

Bathroom

The partially tiled family bathroom comprises: a jacuzzi

bath with a shower over, WC, a sink with a waterfall tap encased within a vanity unit and a wall mounted vanity unit above. With a window to the front elevation.

External

Externally the property benefits from a driveway to the front with a garage and an enclosed garden to the rear with a patio area and a lawn. Additionally there is a garden area to the side leading to a shed.

Directions

For Satnav please use the postcode HD6 3NZ

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



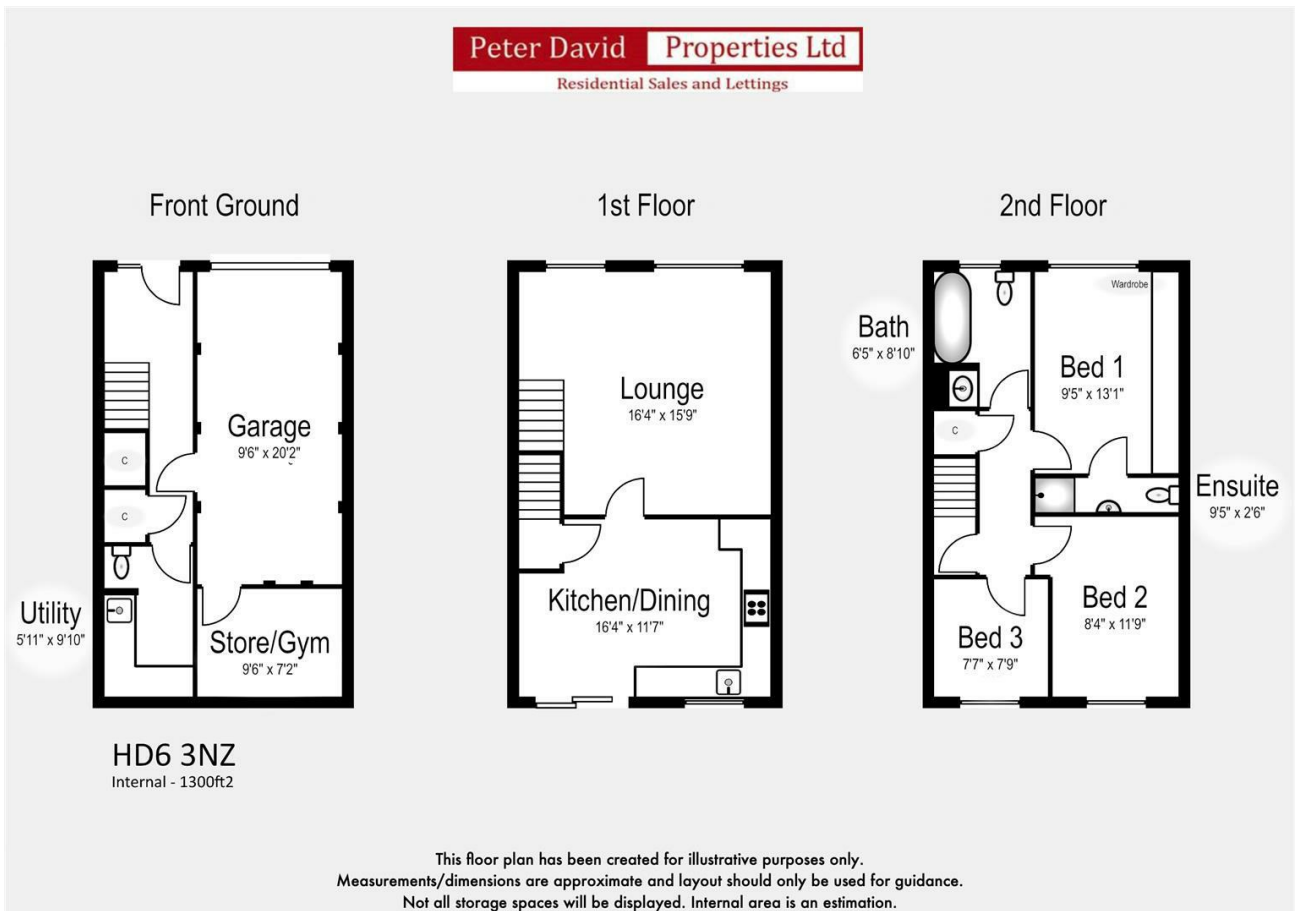
Hybrid Map



Terrain Map



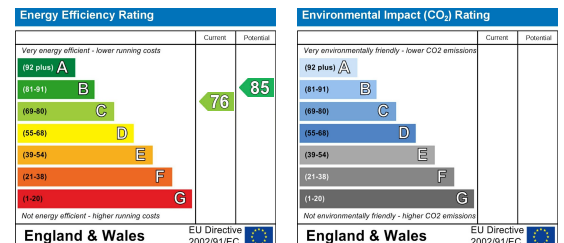
Floor Plan



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.