

Peter David

Properties Ltd

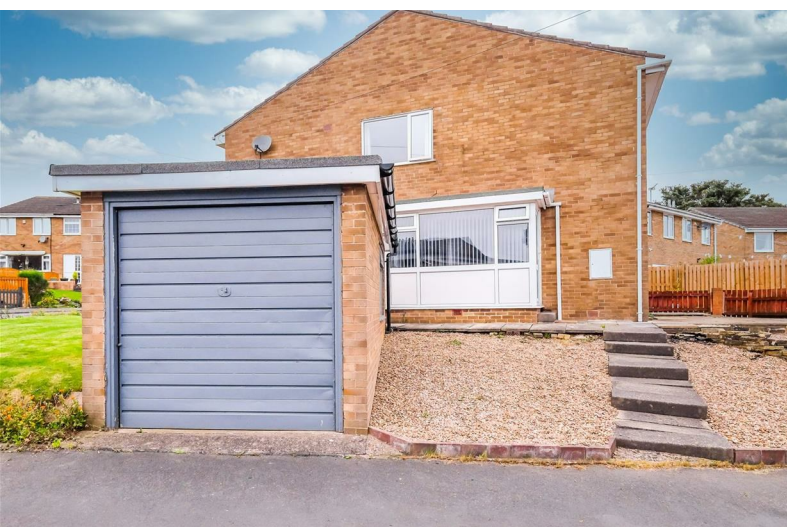
Residential Sales and Lettings



60 Foxcroft Drive

Brighouse, HD6 3PH

£220,000



60 Foxcroft Drive

Rastrick, Brighouse, HD6 3PH

£220,000



Offered to the market is this well proportioned three bedroom semi-detached property, benefiting from gardens to the three sides and a detached garage. The property is well presented throughout and ready-to-move-into, briefly comprising: an entrance hall, a living room, a kitchen, a ground floor guest WC, three bedrooms and a bathroom. The property is located in Rastrick, just minutes from Brighouse town centre and the amenities within. Close to good primary and secondary schools, this property is ideal for a family! Viewings are highly recommended - book yours today!

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

Entrance Porch

A good-sized and useful entrance porch, providing access to all ground floor accommodation.

Ground Floor WC

Ideal for guests, the ground floor WC has a WC and a hand basin. Window to the front aspect.

Kitchen Diner

A large kitchen with grey wall and base units, white tiled splashbacks and space for free-standing appliances. The kitchen has ample space for a dining area, and is well-presented, with a window to the front elevation.

Living Room

A spacious living room with a large window offering plenty of natural light. This living room is currently used as a living dining, with space for a table and

chairs. The focal point is the fireplace, which houses a gas fire.

Landing

Providing access to the first floor living accommodation.

Bedroom One

A double bedroom with built in wardrobes and a window to the front elevation.

Bedroom Two

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

Bedroom Three

Bedroom with a built in wardrobe and a window to the rear elevation.

Bathroom

The fully tiled bathroom comprises: a bath with a shower over, a wash basin and a WC. With a window to the rear elevation.

External

The property has gardens to the three sides and also benefits from a detached garage, offering off-road parking.

Viewings

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

Directions

For Satnav please use the postcode HD6 3PH

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.

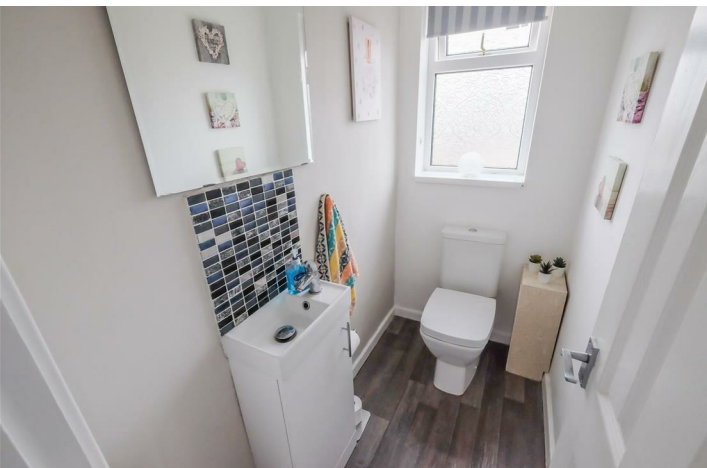
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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



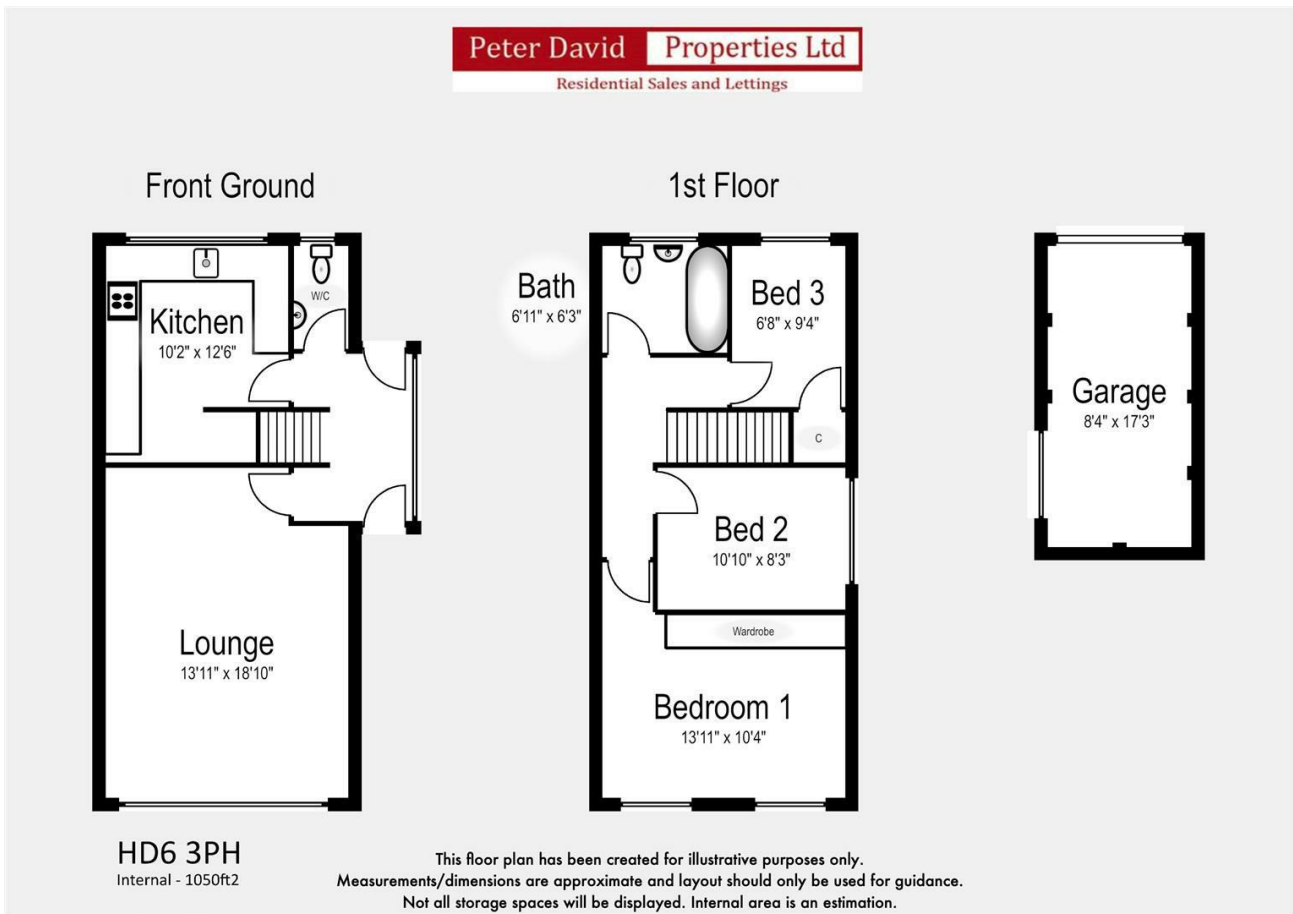
Hybrid Map



Terrain Map



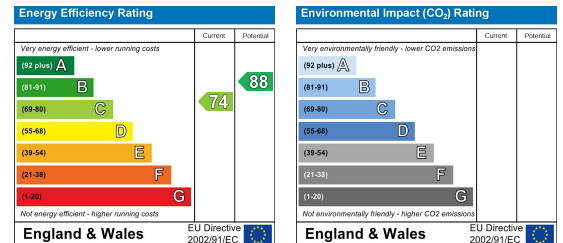
Floor Plan



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.