

Peter David

Properties Ltd

Residential Sales and Lettings



## Greenmount Carr Green Lane

Brighouse, HD6 3LT

£395,000



# Greenmount Carr Green Lane

Rastrick, Brighouse, HD6 3LT

**£395,000**



Offered to the market with NO UPWARD CHAIN is this DECEPTIVELY SPACIOUS DETACHED property, offering flexible accommodation throughout. The property comprises: an entrance hallway, two reception rooms, a large kitchen diner, a utility room/ ground floor WC, four double bedrooms, two en-suites and a bathroom. Tucked away from the main road, this property is conveniently close to Carr Green Primary School, the amenities of Brighouse town centre and the M62 network. It benefits from a driveway providing off-road parking, and the structural elements in place to support a garage should one be desired. The property has many additional features, including an 8 zone underfloor heating to both floors, a 'Ring' alarm system, Starlink satellite internet and wide external and internal doors for disabled access (to the ground floor and one first floor bedroom). This unique property has an abundance of space and so much potential - it's likely to be popular so book your viewing early!

## Entrance Hall

Stairs to first floor accommodation and access to the utility. Also providing access to the under stairs storage cupboard.

## Kitchen Diner

The spacious kitchen has ample space to dine, with white gloss wall and base units, an inset stainless steel sink and drainer, an electric hob and space for free-standing appliances. The kitchen has patio doors providing external access and a window to the side aspect. Also housing the boiler.

## Second Reception Room

A large, versatile space with patio doors to the exterior. There is a window to the side aspect and a spotlight ceiling.

## Utility Room

A useful space with a ground floor WC and space for free-standing appliances. Window allowing natural light and a spotlight ceiling.

## Living Room

A large living room with patio doors to the garden. Window to the side aspect and a spotlight ceiling. The front of the property (facing away from the road) has a south-facing garden, so the living room gets plenty of light and warmth.

## Landing

Access to the insulated loft via a drop down ladder.

## Bedroom One

A large double bedroom with a plenty of light through the side window and velux. With access to the en-suite.

## En-suite

Featuring a three piece suite, comprising: a WC, a hand basin and a shower. Velux window.

## Bedroom Two

A large double bedroom with a window to the side elevation and a velux window. Spotlight ceiling and access to the en-suite. With a built in wardrobe / storage cupboard.

## En-suite

A second en-suite, featuring a three piece suite comprising: a WC, a hand basin and a shower.

## House Bathroom

A large house bathroom with a four piece suite, comprising: a WC, a hand basin, a bath and a shower. Benefiting from a wall-mounted vanity unit and a spotlight ceiling, as well as windows.

## Bedroom Three

A double bedroom with a window to the side elevation and a velux window.

## Bedroom Four

Currently used as a home office/ craft room, this fourth bedroom is also a double bedroom.

## External

The property is privately tucked away off Carr Green Drive, with a driveway providing off road parking. The structures are in place to support a garage, should a buyer choose to install one in future. There are gardens to the side and behind the property, which are private.

## Viewings

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

## Directions

For Satnav please use the postcode HD6 3LT. As you are going down Carr Green Drive the property is one of three on the right hand side opposite Carr Green Primary School.

## 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 WHATSOEVER IN RELATION TO THIS PROPERTY.



## Road Map



## Hybrid Map

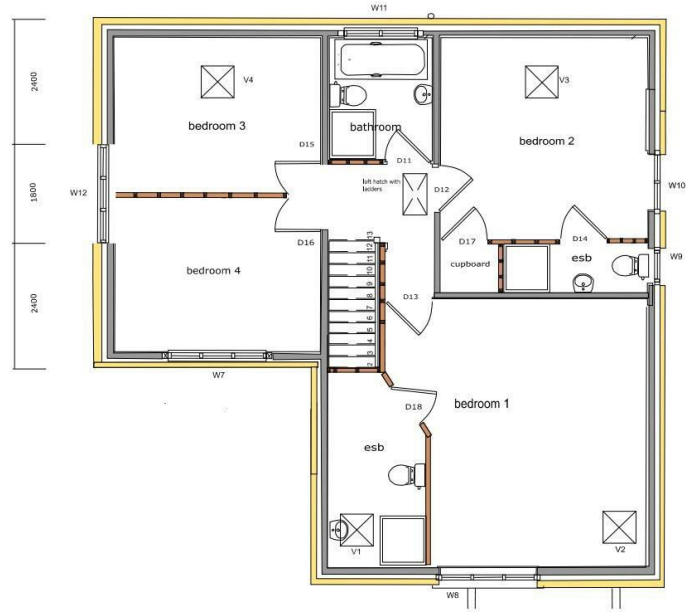
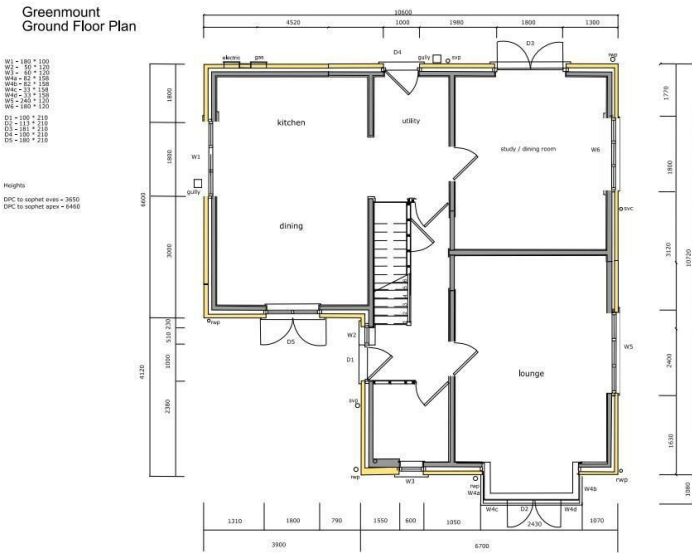


## Terrain Map



## Floor Plan

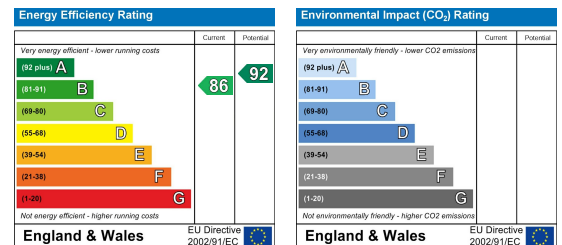
### Greenmount Ground Floor Plan



## 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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