

Peter David

Properties Ltd

Residential Sales and Lettings



2 Rastrick Common

Brighouse, HD6 3DR

£95,000



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Ideal for any first time buyer or investor, this DECEPTIVELY SPACIOUS ONE BEDROOM home is offered to the market with NO ONWARD CHAIN. Located in walking distance of Brighouse town centre, local schools, amenities and transport links are all within easy reach. The home comprises: entrance hallway, living room, kitchen, cellar, spacious bedroom and bathroom. The property offers the potential for reconfiguration, subject to the relevant planning permissions. Internal viewings are recommended to appreciate what this property has to offer - 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. **

Living Room

14'1" x 13'1" (4.3m x 4.0m)

Entering from the front of the home the living room provides a spacious room to relax and entertain. With a light and neutral colour scheme and blue carpets.

Kitchen

11'1" x 8'6" (3.4m x 2.6m)

The kitchen has wooden base and wall units with an L shaped countertop. The stainless steel sink overlooks the rear of the property and there is space for an oven and plumbing for a washing machine. The kitchen also provides access down to the cellar and out to the rear courtyard.

Cellar

A cellar space ideal for storage.

Bedroom

14'5" x 11'9" (4.4m x 3.6m)

A double bedroom overlooking the front of the property.

Bathroom

10'2" x 9'2" (3.1m x 2.8m)

A good sized bathroom suite with a sink, w/c bath tub and over bath shower.

External

To the rear of the property is a small rear yard providing space for bin storage and space for a small seating area.

Directions

For Satnav please use the postcode HD6 3DR

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.

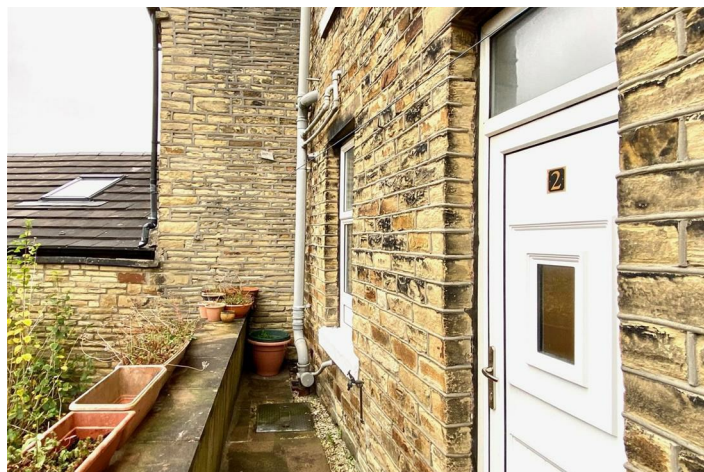
2. General: While we endeavour to make our sales

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



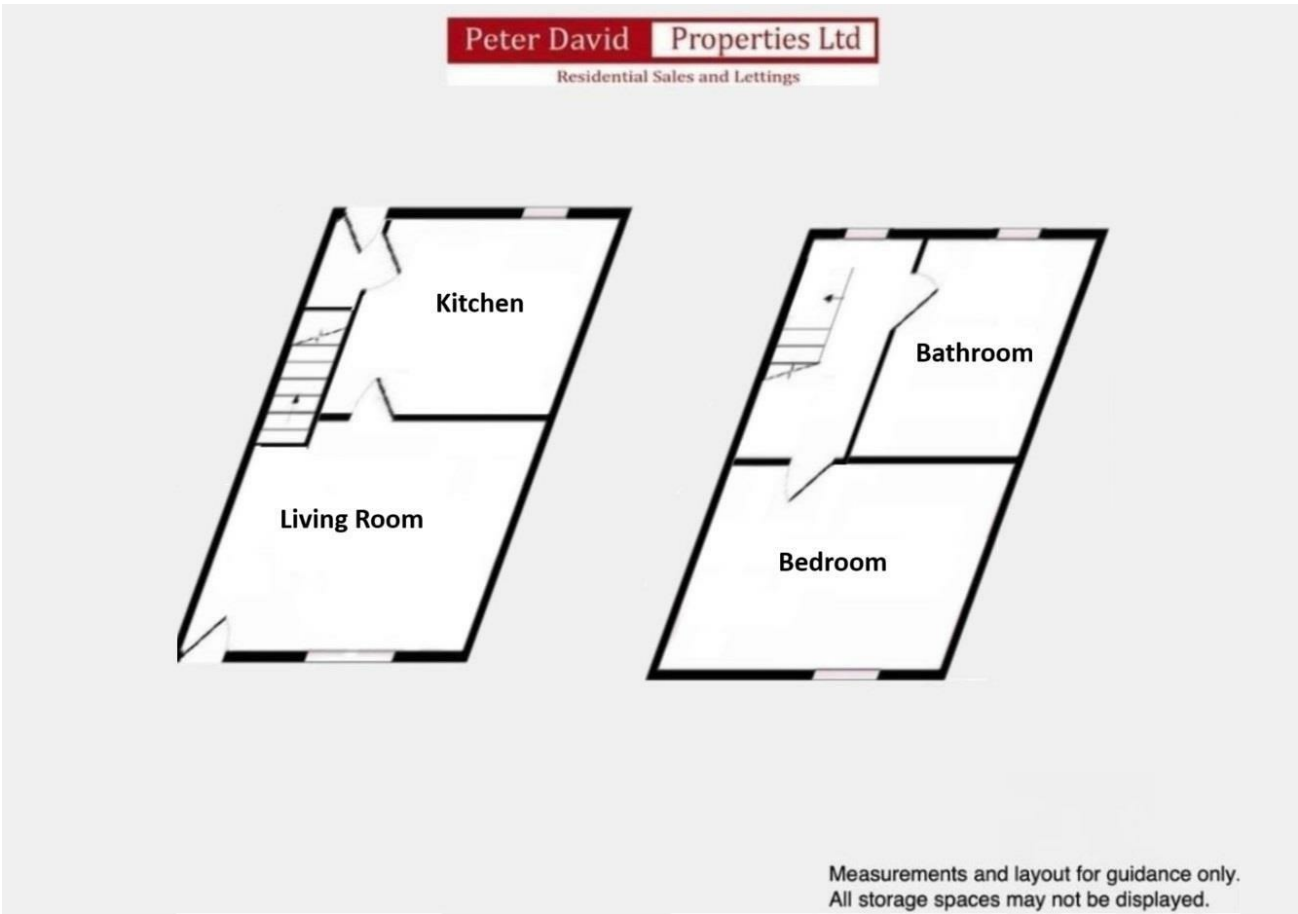
Hybrid Map



Terrain Map



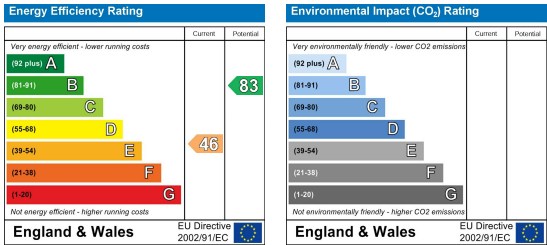
Floor Plan



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.