

Peter David

Properties Ltd

Residential Sales and Lettings



11 Raw Hill

Brighouse, HD6 3NQ

£245,000



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Rastrick, Brighouse, HD6 3NQ

£245,000



Nestled in the charming area of Raw Hill, Brighouse, this delightful cottage offers a perfect blend of character and modern living. With two well-proportioned bedrooms and a thoughtfully designed bathroom, this home is ideal for small families, couples, or those seeking a peaceful retreat.

The property boasts beautifully landscaped gardens set on a generous plot, providing ample outdoor space for relaxation and recreation. There is off-road parking for multiple vehicles which adds to the convenience of this lovely home. Furthermore, there is exciting potential for further development, as planning permission has already been granted to extend the property into a three-bedroom residence, allowing for future growth and adaptation to your needs.

Inside, the home is well presented, exuding a warm and inviting atmosphere that makes it easy to envision yourself living here. The ideal location ensures that you are just a stone's throw away from local amenities, making daily errands and leisure activities effortlessly accessible.

This charming cottage is not just a house; it is a place where memories can be made. With its characterful features, beautiful gardens, and potential for expansion, it presents a wonderful opportunity for those looking to settle in a desirable area of Brighouse. Do not miss the chance to make this enchanting property your new home.

Porch

An entrance porch leads into the home from the garden and provides plenty of space for storing coats and shoes.

Living Room

A spacious yet cosy dual aspect living room which overlooks the garden. With wooden beams and an exposed brick fireplace, there are plenty of character features to add charm to the space. Understairs storage adds further practicality.

Kitchen

Overlooking the front of the home with a Velux style window adding further natural light, the kitchen has ample storage space and is tastefully presented with white base and wall units and green tiled splashbacks.

Bathroom

The ground floor bathroom has a bath tub with over bath shower, sink and w/c. With a conventional window and a Velux style window there is plenty of natural light.

Bedroom One

A double bedroom overlooking the garden with a tastefully presented yellow colour scheme adding warmth and light to the space.

Bedroom Two

A single bedroom with a light grey colour scheme.

Attic

The attic provides additional space accessed from a drop down ladder.

Cellar

Ideal for further storage space the cellar is accessed externally from the front of the home.

External

A stand out feature of the property is the large plot of land on which it is situated. With off road parking available for multiple vehicles. a landscaped garden including lawn, stone steps and vegetable patches as well as a patio and storage shed. There is potential for further development subject to further planning, or simply enjoy the space as it is for any gardening enthusiast.

Planning

The home has had planning permission granted for:

First floor extension to front elevation with associated works (Renewal of permission) 23/01084/HSE

Plans of the first floor extension to add a third bedroom are attached in the floorplan section and can also be viewed under Calderdale Council which was granted on 20/12/2023

Directions

For Satnav please use the postcode HD6 3NQ

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

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Ground Floor
Kitchen: 11'5" x 8'2"
Bathroom: 5'0" x 7'2"
Lounge: 15'4" x 18'5"
Storage

1st Floor
Bed 2: 10'1" x 8'2"
Bedroom 1: 15'2" x 10'0"
Storage

Cellar
Storage: 3'6" x 7'11"
Cellar: 13'1" x 7'11"
Storage

HD6 3NQ
Internal - 799ft²

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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