

Peter David

Properties Ltd

Residential Sales and Lettings



19 Close Lea Way

Brighouse, HD6 3DF

£225,000



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Rastrick, Brighouse, HD6 3DF

£225,000



We're excited to offer to the market the opportunity to purchase this three bedroom semi-detached property in the sought after location of Close Lea Way. The property is well proportioned, with two good-sized reception rooms and gardens to both the front and rear. Internally, the property comprises: an entrance hallway, a kitchen, a dining room, a living room, two double bedrooms, a single bedroom and a bathroom. This property is conveniently positioned in Rastrick, minutes from the amenities of Brighouse town centre, close to good schools and ideal for M62 access to the nearby cities of Leeds, Bradford, Halifax and Manchester. The property benefits from a driveway providing off-road parking and a detached single garage.

Entrance Hallway

Neutrally decorated with a staircase to the first floor accommodation.

Kitchen

A pleasant kitchen with wall and base units, tiled splashbacks and space for free-standing appliances. There is a useful under-stairs storage cupboard, an external door providing rear access and a window overlooking the rear garden.

Dining Room

A good-sized reception room, with a window to the rear aspect.

Living Room

A spacious living area with a large window to the front aspect. The living room has sliding glass-paneled doors from the dining room, offering flexible space, ideal for entertaining. The focal point is the electric fire.

Landing

Providing access to all first floor accommodation.

Bedroom One

A large double bedroom with a window to the front elevation, allowing plenty of natural light.

Bedroom Two

A double bedroom with a window to the rear elevation.

Bedroom Three

A single bedroom with a window to the front aspect.

Bathroom

Fully tiled and with a white three piece suite, comprising: a WC, a hand basin and a bath. Obscured window to the rear elevation.

Exterior

To the front of the property there is a driveway providing off-road parking which leads to the single detached garage. There is a front garden. To the rear of the property there is a lawn, with border plants and shrubbery. The rear of the property offers privacy.

Viewings

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

Directions

For Satnav please use the postcode HD6 3DF

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



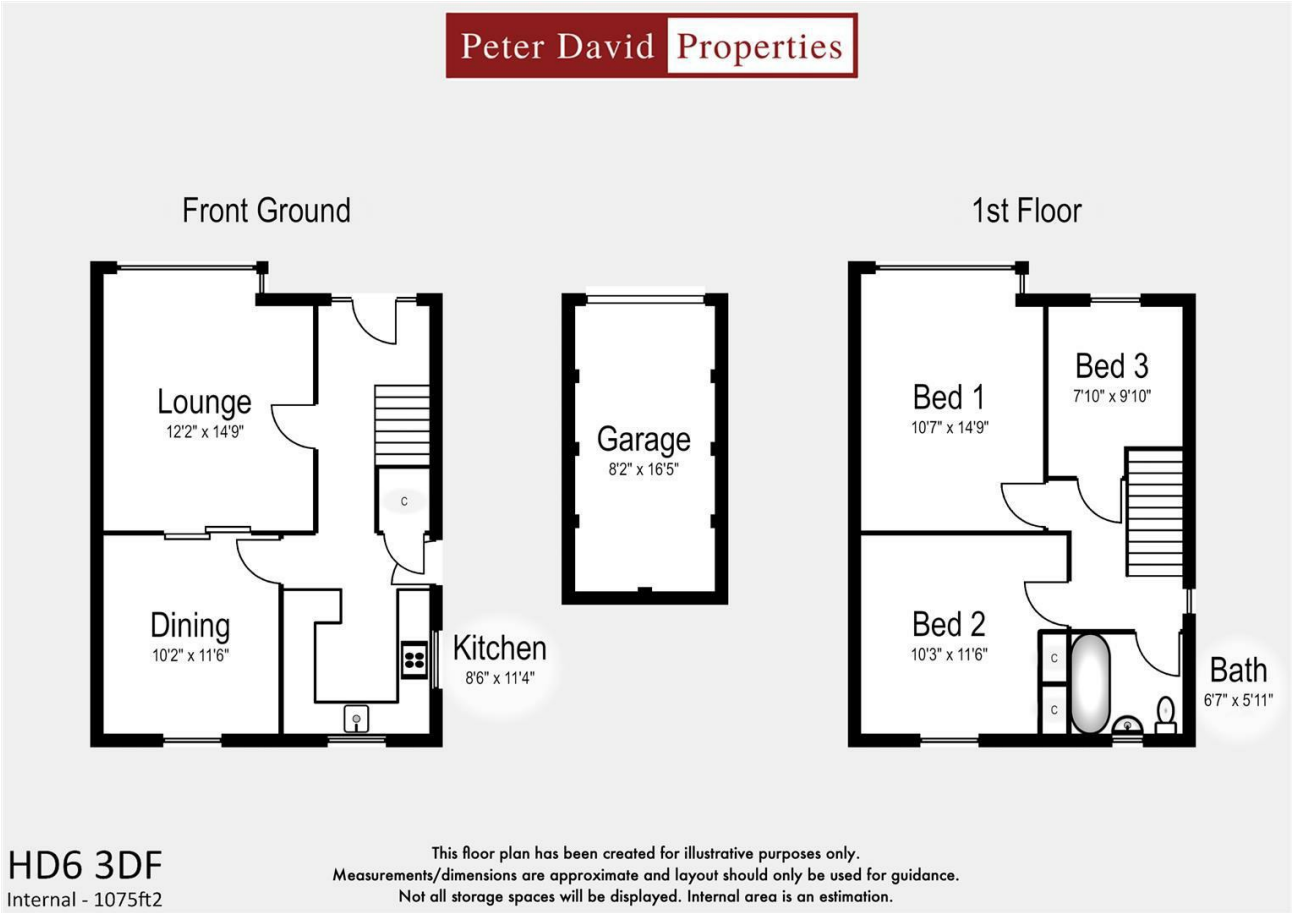
Hybrid Map



Terrain Map



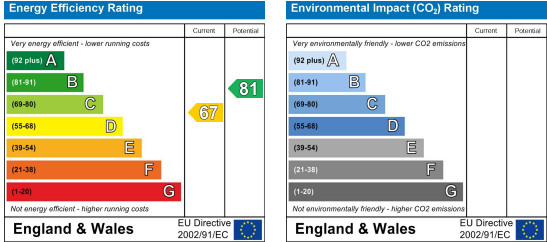
Floor Plan



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.