

Peter David

Properties Ltd

Residential Sales and Lettings



112 Burnsall Road

Brighouse, HD6 3JT

£175,000

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Rastrick, Brighouse, HD6 3JT

£175,000



Offered to the market is this SUBSTANTIAL property, benefiting from pleasant GARDENS to both the front and rear and offering good-sized flexible accommodation. The property is located in Rastrick, just minutes from Field Lane Primary School. Internally the property comprises: an entrance hallway, a large living room, an open plan kitchen diner, a utility/ ground floor WC, two double bedrooms, a good sized single bedroom and a bathroom. Well looked after by its current owners and WELL-PRESENTED THROUGHOUT, the property is ready to make your own! Book a viewing early to avoid disappointment.

Entrance Hallway

With a staircase to the first floor accommodation and a useful cupboard for coats/ shoes storage.

Living Room

A large dual aspect living room, with plenty of natural light. The focal point is the electric fire.

Kitchen Diner

An open plan kitchen diner. The kitchen has white wall and base units, an inset stainless steel sink and drainer and a fitted electric over, grill, hob and extractor fan. With further space for free-standing appliances and a window to the rear garden. The dining area has a large space for a table and a window to the front aspect.

Landing

There is a small hatch providing storage space, a window to the rear elevation and access to all first floor accommodation.

Bedroom One

A large double bedroom with a window to the front elevation.

Bedroom Two

A large second bedroom with a window to the front elevation.

Bedroom Three

A good-sized third bedroom with a useful storage cupboard / wardrobe. Window to the front elevation.

Bathroom

A modern, tiled bathroom featuring a three piece suite, comprising: a WC, a hand basin and a large shower. With wall-mounted mirrored vanity unit and a chrome towel rail. Window to the rear aspect.

Exterior

To the front of the property there is a large, pebbled garden that is fully enclosed and easy to maintain. To the rear of the property there is a patio and a pebbled area. This is also enclosed with gated access.

Viewings

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

Directions

For Satnav please use the postcode HD6 3JT

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**

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Road Map



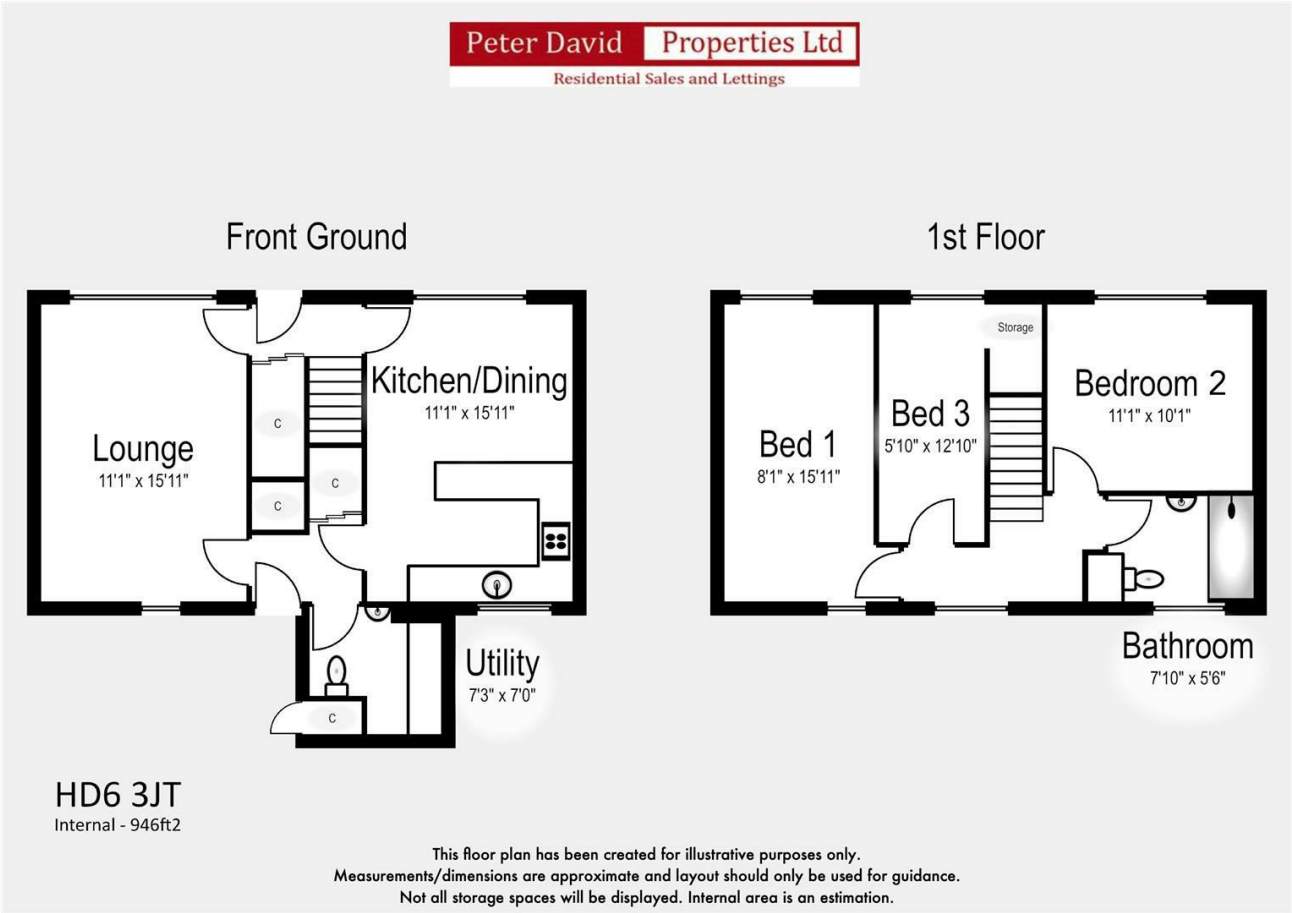
Hybrid Map



Terrain Map



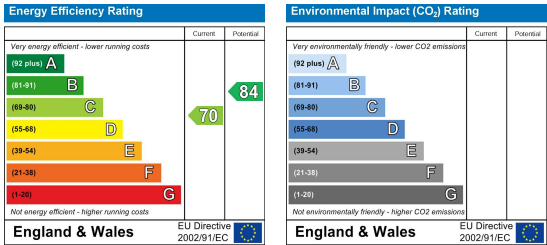
Floor Plan



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



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