

Peter David

Properties Ltd

Residential Sales and Lettings

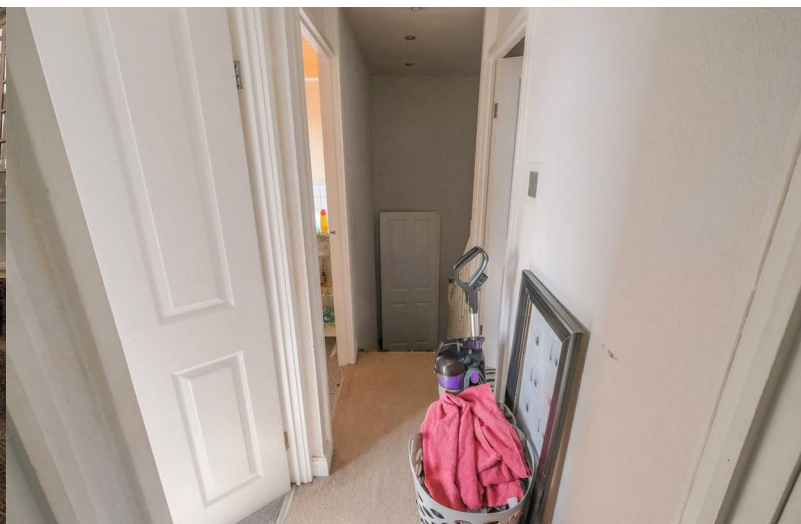
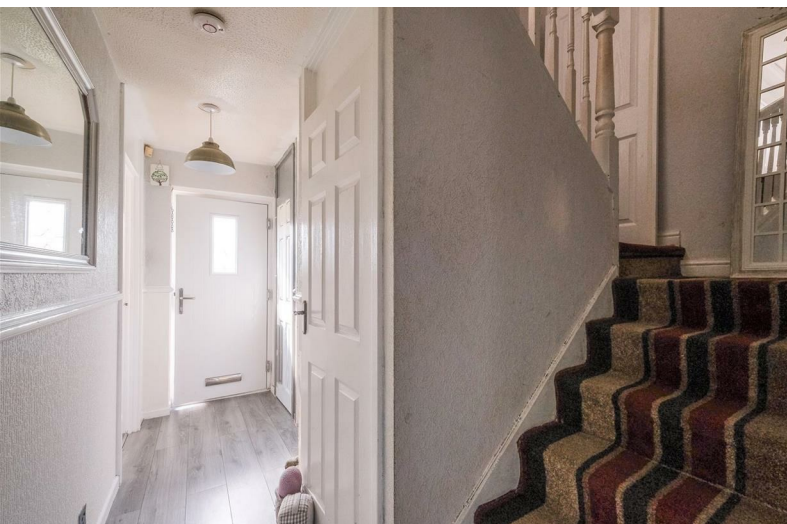


42 Sherburn Road

Brighouse, HD6 3JH

£160,000

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42 Sherburn Road

Rastrick, Brighouse, HD6 3JH

£160,000



Nestled on Sherburn Road in the charming town of Brighouse, this spacious three-bedroom house presents an excellent opportunity for families and first-time buyers alike. With a welcoming reception room, the property offers a comfortable space for relaxation and entertaining.

The home features three well-proportioned bedrooms, providing ample accommodation for family living. Notably, there are two bathrooms, including a convenient ground floor shower room, which adds to the practicality of the layout.

Outside, the property boasts both front and rear gardens, perfect for enjoying the outdoors or creating your own personal oasis. Additionally, there is parking available for one vehicle, ensuring ease of access.

Situated close to local schools and amenities, this home is ideally located for families seeking a vibrant community. The property is a perfect blank canvas, allowing you to put your own stamp on it and create a space that truly reflects your style and needs.

This home is not to be missed, offering both comfort and potential in a sought-after area.

Entrance Hallway

Leading in from the front of the home with laminate flooring providing access to the ground floor accommodation and useful cupboard space.

Living Room

Overlooking the front of the home, the living room has a light and neutral colour scheme with grey carpet and magnolia colour scheme with a grey feature wall.

Kitchen Diner

A spacious kitchen diner with a grey colour scheme and white tiled splashbacks. With ample work surface and storage space there is a range style cooker and hob as well as space for a washer and drier. AN external door opens onto the rear garden.

Shower Room

With a w/c and corner shower located on the ground floor

Bedroom One

A double bedroom overlooking the rear aspect.

Bedroom Two

A second double bedroom to the rear of the home.

Bedroom Three

A large single room / small double overlooking the front of the home.

Bathroom

With a bath tub, w/c and hand basin.

External

With a private garden to the front with a lawn and pathway leading to the home surrounded by mature hedges. There is a garden to the rear with a patio area and a parking space on the communal residents only car park.

Directions

For Satnav please use the postcode HD6 3JH

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



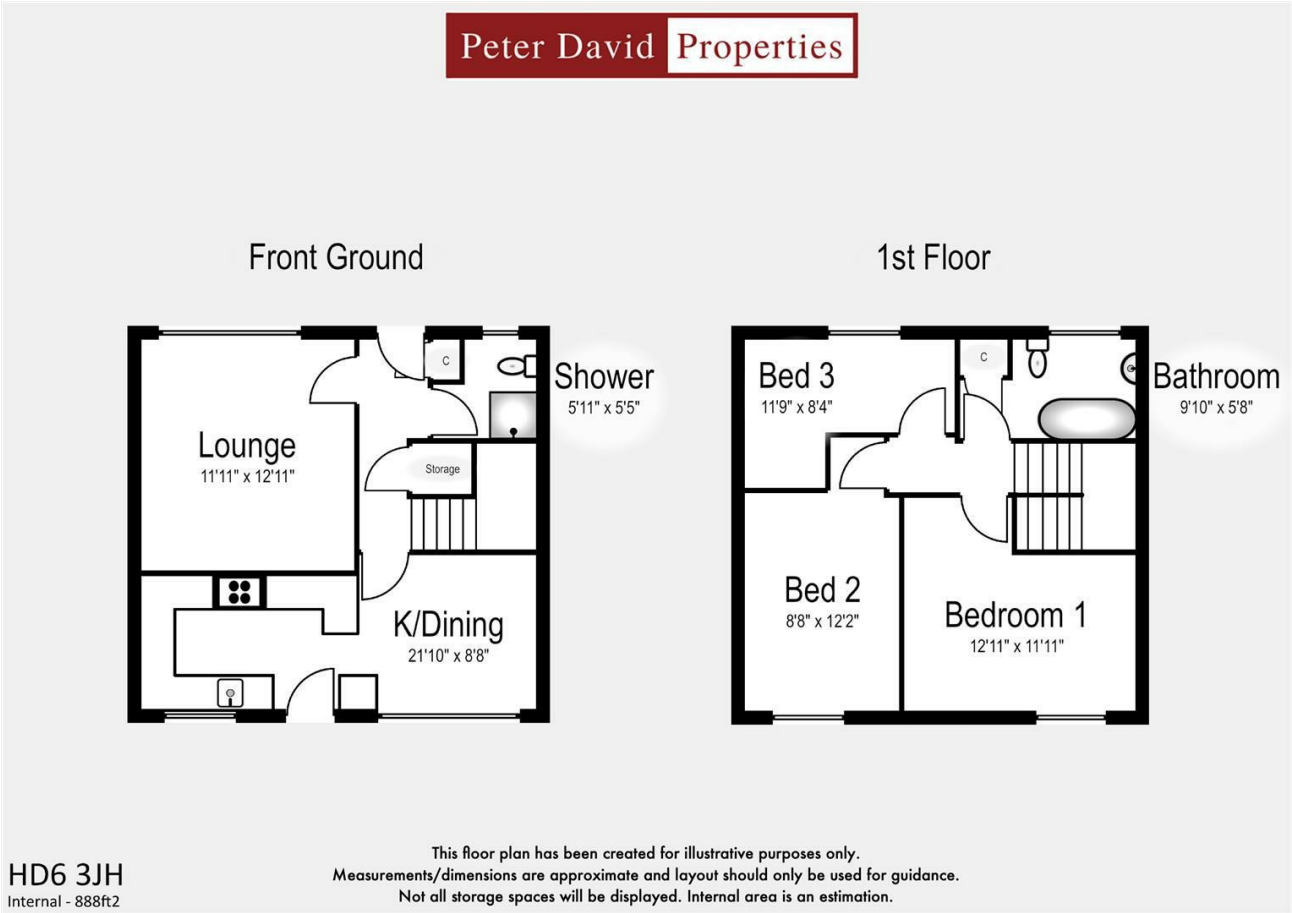
Hybrid Map



Terrain Map



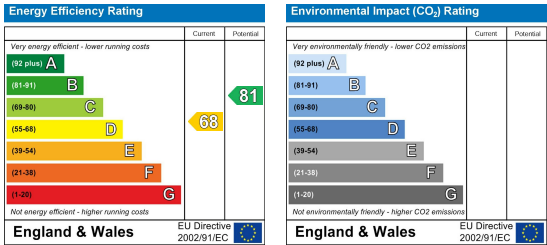
Floor Plan



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.