

Peter David

Properties Ltd

Residential Sales and Lettings



11 Tofts Grove

Brighouse, HD6 3XG

£177,500



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Rastrick, Brighouse, HD6 3XG

£177,500



Situated in the charming area of Tofts Grove, Brighouse, this delightful house presents an excellent opportunity for those seeking a stylish and comfortable home. The property boasts two double bedrooms, perfect for creating a restful retreat or accommodating guests.

As you step inside, you will be greeted by a tastefully decorated interior that exudes warmth and character. The living spaces are thoughtfully designed to provide a welcoming atmosphere, making it an ideal setting for both relaxation and entertaining.

One of the standout features of this home is the beautifully landscaped garden, which offers a serene outdoor space for enjoying sunny days or hosting gatherings with family and friends. Additionally, the convenience of off-road parking ensures that you will never have to worry about finding a space for your vehicle.

The location is particularly advantageous, with local schools and amenities just a stone's throw away. This makes it not only a practical choice for families but also a vibrant community for anyone looking to settle down.

In summary, this well-presented home in Tofts Grove is a rare find that combines style, comfort, and convenience. We highly recommend scheduling a viewing to fully appreciate all that this property has to offer.

Entrance Hallway

An entrance porchway leading in from the front of the home providing space for coats and shoes on arrival. With laminate flooring and a window overlooking the front garden.

Living Room

A spacious living room overlooking the front aspect of the home with a feature gas fireplace as a focal point with

marble surround. A light grey carpet and light neutral décor provide a lovely homely space in which to relax and entertain.

Kitchen Diner

A well sized kitchen diner with light grey base and wall units providing ample work surface and storage space. With a built in oven and hob, as well as a stainless steel sink and drainer. There is space for a washing machine and a fridge freezer. With white tiled splashbacks, dark laminate flooring and plenty of floor space for a dining table, the room looks over the rear garden providing a great atmosphere for friends and family to dine in.

Bedroom One

A spacious double bedroom overlooking the front of the home with grey carpets and light neutral colour schemes to the walls and ceilings.

Bedroom Two

A double bedroom overlooking the rear garden which is currently utilised as a home office. With laminate flooring, tasteful wall panelling and a light and neutral colour scheme, the room is well presented in keeping with the home. There is also a built in storage cupboard for added practicality.

Bathroom

A fully tiled bathroom suite with contrasting white and black tiling. A bathtub with over bath shower, hand basin, w/c and heated towel rail.

External

The home is set back from the main road in an elevated position with a front lawn and pathway leading up to the house. There is also access to the home from the rear with a parking space accessed from Crowtrees Park. The rear garden has been beautifully landscaped with a patio and border plants.

Directions

For Satnav please use the postcode HD6 3XG

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



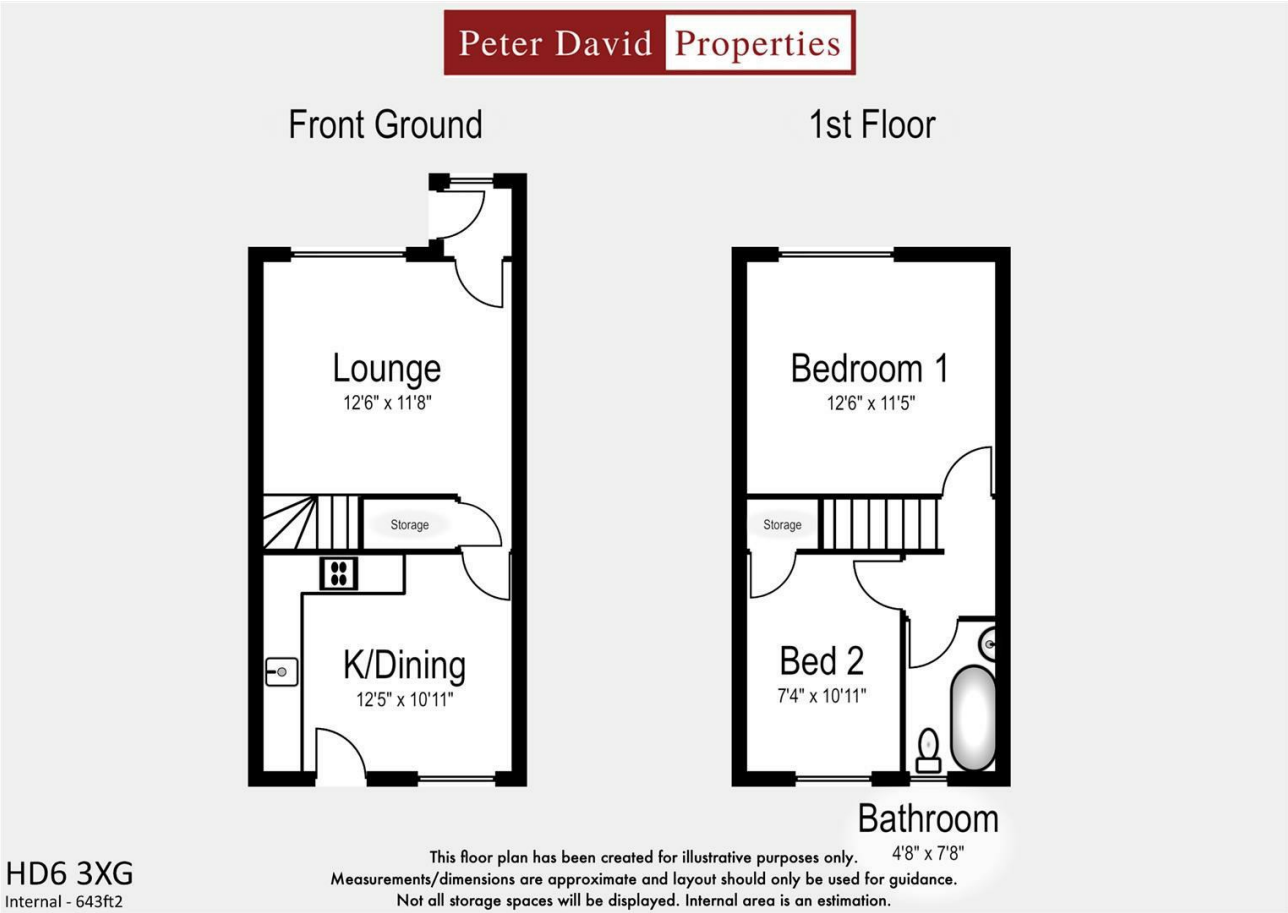
Hybrid Map



Terrain Map



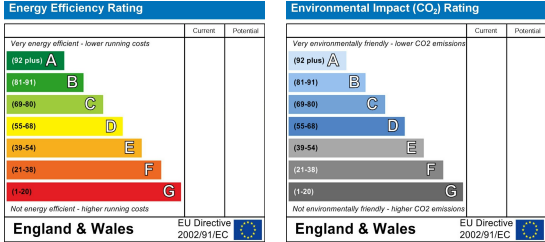
Floor Plan



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



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