

Peter David

Properties Ltd

Residential Sales and Lettings



98 Burnsall Road

Brighouse, HD6 3JT

£140,000



98 Burnsall Road

Rastrick, Brighouse, HD6 3JT

£140,000



Welcome to Burnsall Road, Brighouse - a charming property that could be your next dream home! This delightful house boasts two spacious double bedrooms, perfect for a growing family or for hosting guests. The landscaped gardens at the front and rear of the property offer a serene escape from the hustle and bustle of everyday life, with the added luxury of a covered area which currently has a hot tub in the back garden for ultimate relaxation.

Step inside to discover a cosy living room, a dining room ideal for entertaining, and a well-equipped kitchen where you can whip up delicious meals. The property's proximity to local schools makes it an ideal choice for families with children, ensuring convenience and ease in your daily routine.

Imagine coming home to this peaceful retreat after a long day - the perfect place to unwind and create lasting memories. Don't miss out on the opportunity to make this house your own and experience the best of Brighouse living.

Living Room

The living room overlooks the front garden and has grey carpets, a feature fireplace, light and neutral décor and provides a perfect family space.

Kitchen

With wooden base and wall units, laminate flooring, a sink, oven and extractor. There is space for a washing machine, fridge freezer. There is a breakfast bar adding further practicality.

Dining room

With laminate flooring and a grey colour scheme, the dining room has access out onto the front garden.

Storage

There is additional storage to the rear of the property.

Bedroom One

A double bedroom overlooking the front garden

Bedroom Two

A second double bedroom overlooking the front garden.

Bathroom

With bath tub and sink. There is a separate W/C off the landing.

External

The front garden has a lawn and flagged area and is fenced on all sides. The rear garden is flagged and has a sheltered area which currently has a hot tub.

Directions

For Satnav please use the postcode HD6 3JT

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



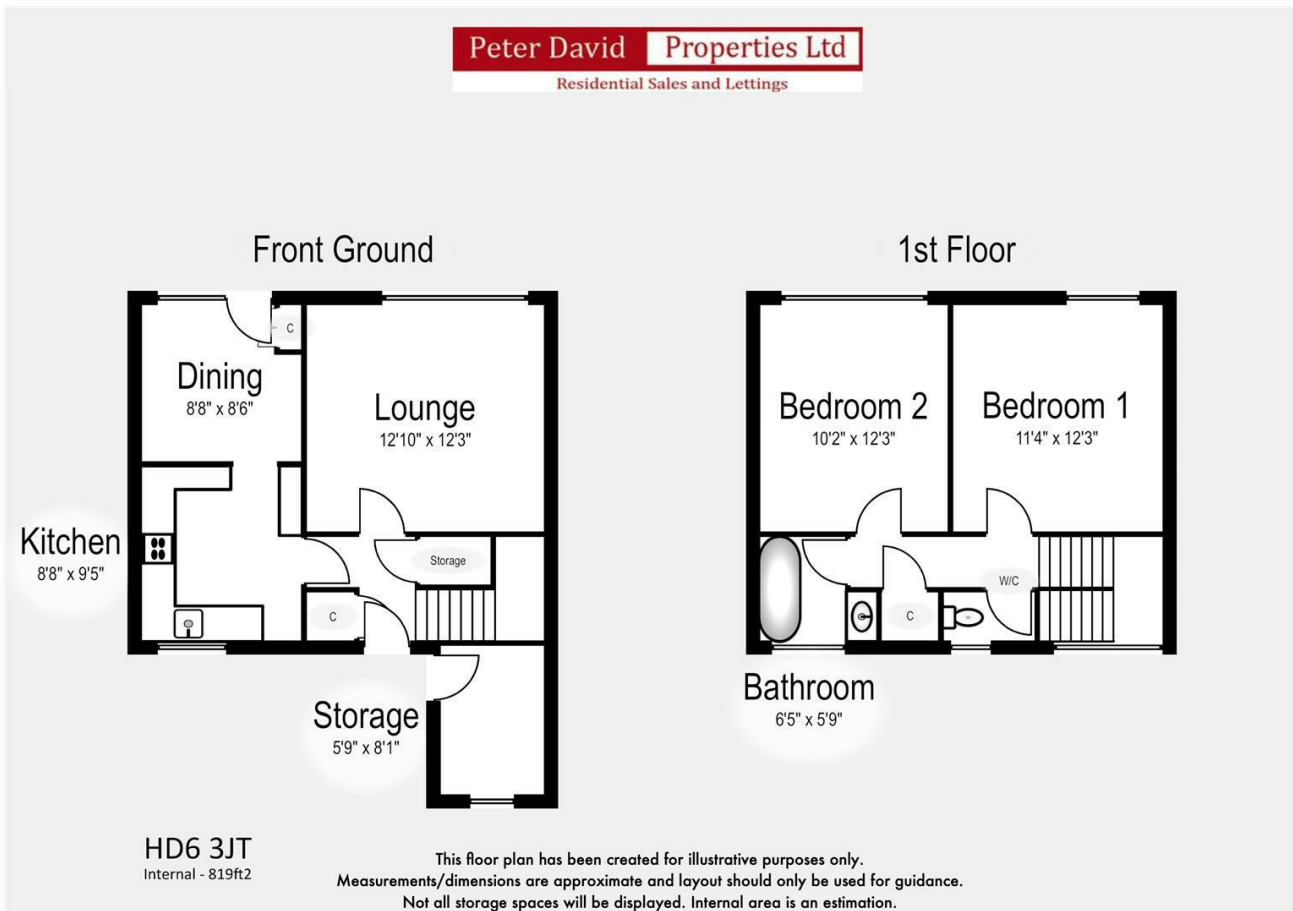
Hybrid Map



Terrain Map



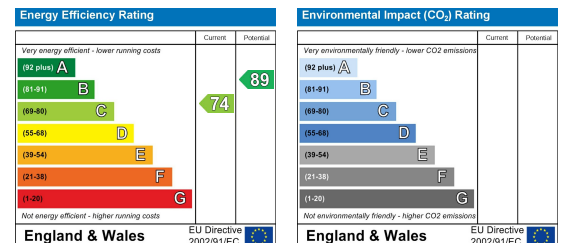
Floor Plan



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.