

Peter David

Properties Ltd

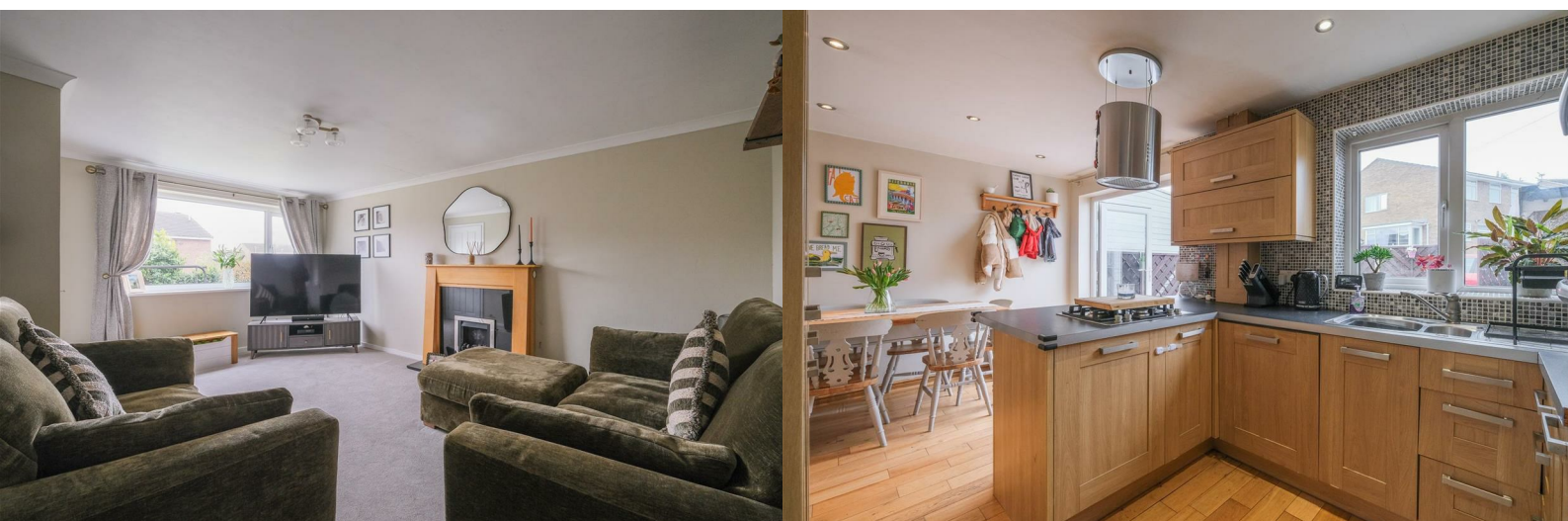
Residential Sales and Lettings



52 Foxcroft Drive

Brighouse, HD6 3PH

£240,000



52 Foxcroft Drive

Rastrick, Brighouse, HD6 3PH

£240,000



Nestled in the charming area of Foxcroft Drive, Brighouse, this well-presented three-bedroom semi-detached home offers a delightful blend of comfort and convenience. As you enter, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests.

The heart of the home is the open kitchen diner, which overlooks the beautifully maintained garden. This space is ideal for family meals and gatherings, allowing you to enjoy the view of the garden while cooking or dining. The gardens, both front and rear, feature a lovely lawn and a patio area, providing ample space for outdoor activities, gardening, or simply enjoying the fresh air.

For those with vehicles or in need of extra storage, the property includes a garage, adding to the practicality of this lovely home. The location is particularly advantageous, being close to local schools and amenities, making it an ideal choice for families or anyone seeking a vibrant community.

This semi-detached house is not just a property; it is a place where you can create lasting memories. With its appealing features and prime location, it presents a wonderful opportunity for those looking to settle in Brighouse.

****This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway.****

Living Room

A well sized living room overlooking garden with a

tastefully presented light and neutral colour scheme. A gas fireplace provides the focal point.

Kitchen Diner

An open kitchen diner with wooden base and wall units providing ample worksurface and storage space. there is a built in fridge freezer, oven and grill as well as a dishwasher. There is a stainless steel sink and drainer and a gas hob as well as access to an understairs storage pantry. The dining room overlooks the rear garden with French doors opening out onto the patio.

Utility Room

To the side of the home providing an entrance space with plumbing for a washing machine and space for coats and shoes on arrival.

Bedroom One

A well sized double bedroom overlooking the garden presented in keeping with the rest of the home,

Bedroom Two

A second double bedroom with laminate flooring and a light neutral colour pallet.

Bedroom Three

A single bedroom currently used as an office space with built in storage.

Bathroom

A modern bathroom suite with grey tiling, a bath tub and over bath shower, hand basin and w/c.

Garage

Ideal for additional parking and storage space.

External

The property has a paved courtyard to the front of the home providing a low maintenance outdoor space. To the rear is a lawned garden which acts as a perfect sun trap on sunny days.

Directions

For Satnav please use the postcode HD6 3PH

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



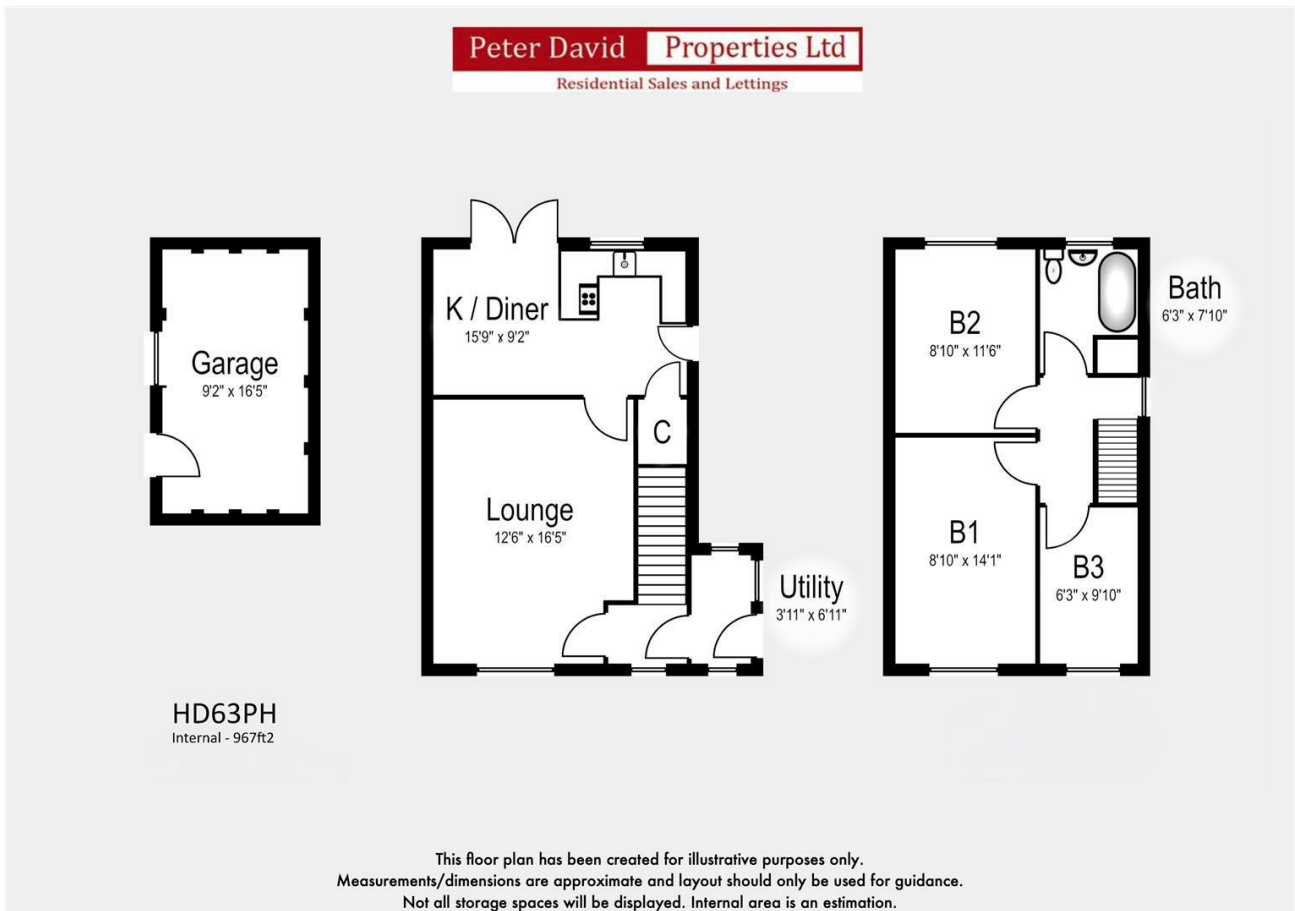
Hybrid Map



Terrain Map



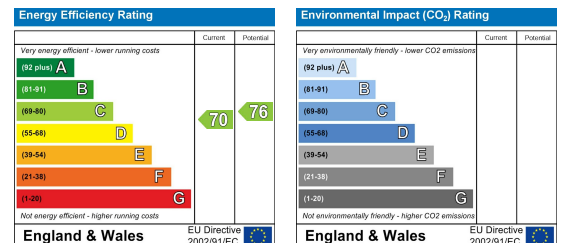
Floor Plan



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.