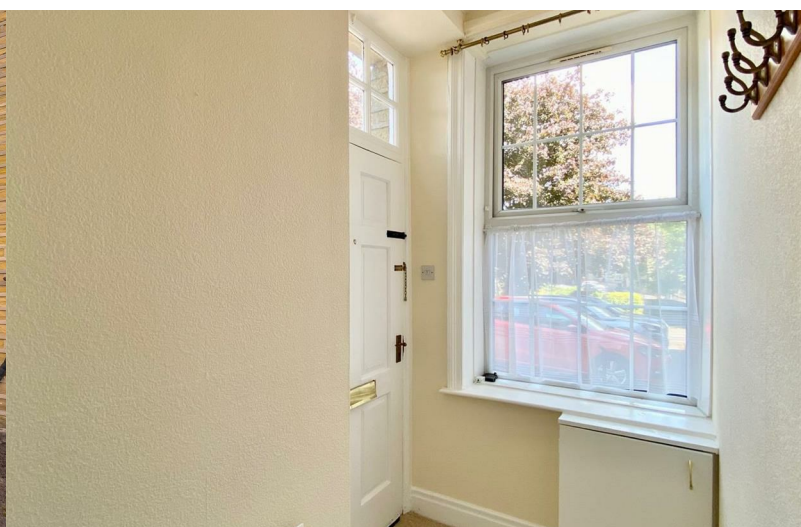




## Flat 3 Holly Bank House

Field Lane, Rastrick, HD6 3NX

**O.I.R.O £165,000**





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Welcome to Holly Bank House, a charming ground floor apartment located on Field Lane in the desirable area of Rastrick. This spacious residence has just been redecorated and boasts two generously sized double bedrooms, each offering comfort and privacy. The apartment features two well-appointed bathrooms, including an en-suite, ensuring convenience for both residents and guests.

As you enter, you will be greeted by character features that add a unique charm to the living space. The reception room is inviting and provides a perfect setting for relaxation or entertaining. The well-maintained grounds surrounding the property enhance the overall appeal, offering a pleasant outdoor environment.

One of the notable advantages of this apartment is the allocated off-road parking, providing ease and security for your vehicle. Additionally, the property is offered with no onward chain, making the purchasing process straightforward and efficient.

Additionally the property benefits from great transport links with a bus stop directly outside servicing both Brighouse and Huddersfield.

Holly Bank House presents an excellent opportunity for those seeking a comfortable and stylish living space in a tranquil setting. Whether you are a first-time buyer, a downsizer, or looking for an investment, this apartment is sure to meet your needs. Do not miss the chance to make this delightful property your new home.

## Entrance Porch

An entrance porch leading in from the front of the home providing access into the living room.

## Living Room

A spacious living room with high ceilings, a light and neutral

colour scheme and two wall mounted radiators. A gas fireplace provides the focal point.

## Kitchen

With ample work surface and storage space with wooden cupboards, the kitchen has a hob and oven, stainless steel sink and drainer and room for a fridge, washing machine and dishwasher.

## Bedroom One

A double bedroom with new carpets and built in wardrobes and access to the ensuite w/c.

## En-Suite

With a hand basin and w/c, white walls and red tiled splashbacks, the en-suite overlooks the side of the property and would have space to install a shower should you wish.

## Bedroom Two

A well sized single bedroom with new carpets overlooking the side of the property with views over the grounds.

## Bathroom

With a walk-in shower, hand basin and w/c, the bathroom has a white and grey colour scheme.

## Cellar

The property benefits from a large communal cellar space accessed via the main entrance providing useful additional storage.

## External

Set within the grounds of Holly Bank House, the property benefits from off road parking in the communal parking space and well maintained grounds with mature trees. The property has a communal garden area with a large lawn. The apartment has two external access points, one into the entrance porch and one into the kitchen.

## Directions

For Satnav please use the postcode HD6 3NX

## 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



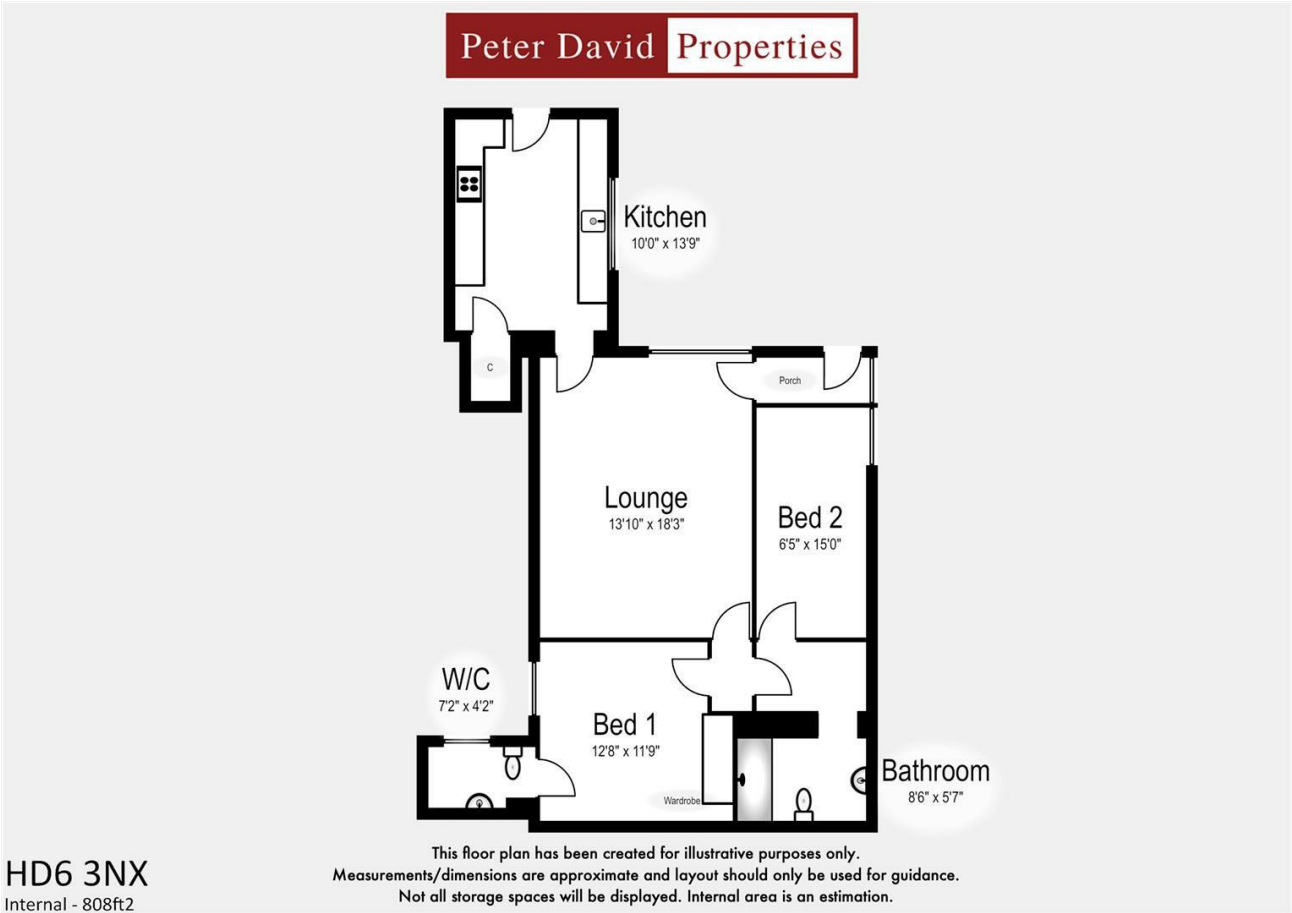
Hybrid Map



Terrain Map



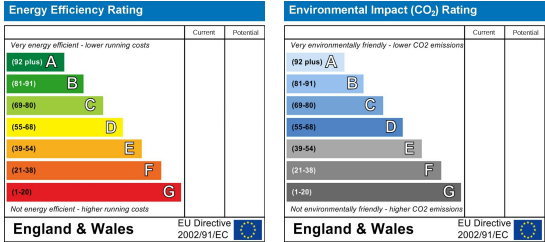
Floor Plan



Viewing

Please contact us on 01422 415776 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.