Peter David Properties Ltd

Residential Sales and Lettings



1 New Road Square

Brighouse, HD6 3QA

£115,000

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Rastrick, Brighouse, HD6 3QA

£115,000







Nestled in the charming New Road Square of Rastrick, this well-presented two-bedroom end of terrace house offers a delightful living experience. The property features a spacious living room that seamlessly connects to the kitchen, creating an inviting atmosphere perfect for both relaxation and entertaining.

The two bedrooms provide ample space for comfortable living, while the modern shower room adds a touch of convenience. One of the standout features of this home is the private courtyard at the front, offering a lovely outdoor space to enjoy fresh air and sunshine.

This property is ideally suited for first-time buyers and investors alike, presenting a fantastic opportunity to enter the housing market. Its prime location ensures easy access to local amenities and transport links, making daily commutes and errands a breeze. Furthermore, the property is available with no onward chain, allowing for a smooth and efficient purchase process.

In summary, this end of terrace house in New Road Square is a wonderful opportunity for those seeking a well-located and charming home. Don't miss your chance to make it yours.

Living Room
Overlooking the front aspect, the living room has a feature fireplace with a white, neutral colour scheme and grey carpet.

Kitchen
Overlooking the side aspect, the kitchen has wooden base and wall units, an oven and hob and a stainless steel sink and drainer as well as space under the counter for a washing machine and room under the staircase for a fridge freezer.

Shower Room
Located from the first floor landing with a hand basin, w/c and walk in shower.

Bedroom One
A double bedroom overlooking the front aspect with a white colour scheme and blue carpet.

Bedroom Two
A through by light bedroom with a glazed window from bedroom one allowing light into the space and built in storage.

External
Tucked away on New Road Square, the property has a courtyard to the front with a stone wall and fencing adding privacy. There is a parking space opposite the home providing off road space for a vehicle.

Directions
For Satnav please use the postcode HD6 3QA

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.

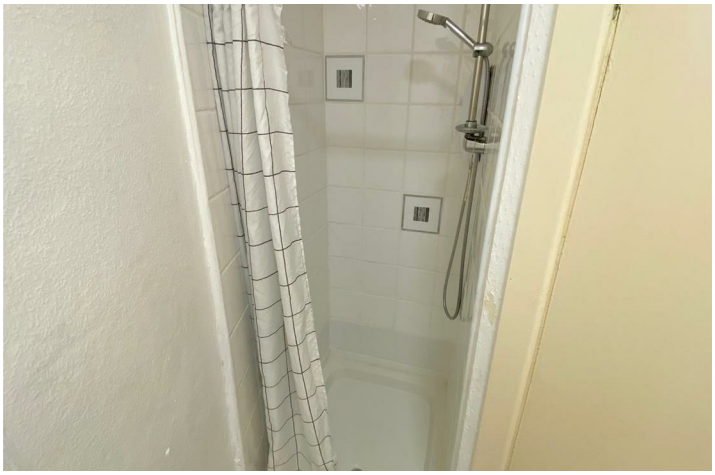
PLEASE NOTE

1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 + VAT (£30 total) per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
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

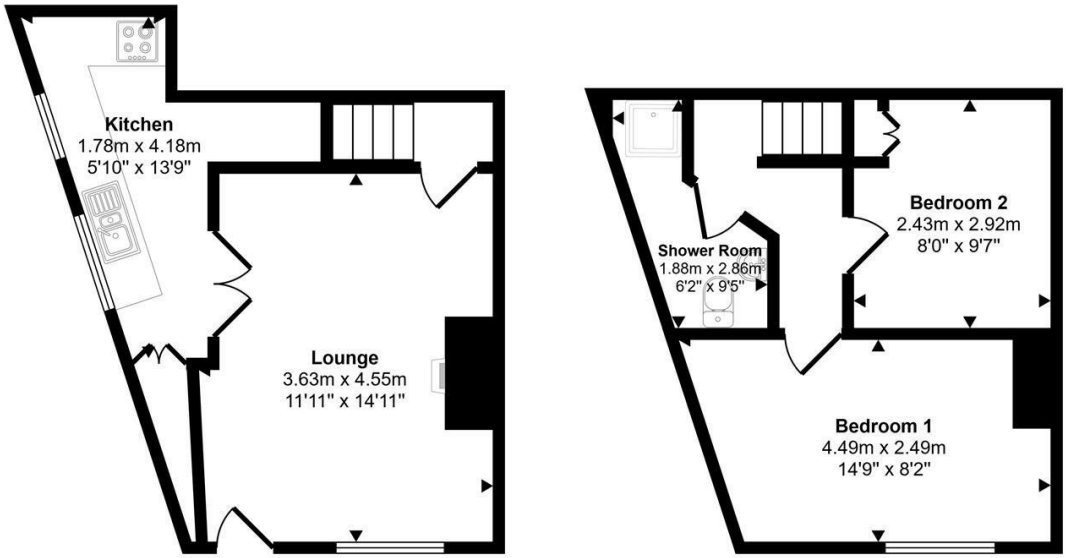


Terrain Map



Floor Plan

Approx Gross Internal Area
52 sq m / 559 sq ft



Ground Floor
Approx 27 sq m / 287 sq ft

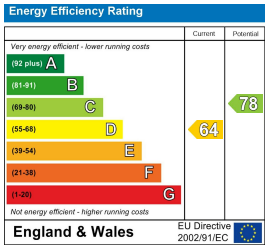
First Floor
Approx 25 sq m / 273 sq ft

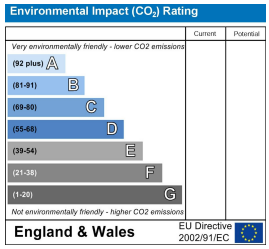
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.