



4 Hions Close

Rastrick, Brighouse, HD6 3EH

£300,000



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Situated in the sought-after area of Hions Close, Brighouse, this well-presented three-bedroom detached house is an ideal choice for growing families. The property boasts a spacious living room, providing ample space for both relaxation and entertaining. The heart of the home features a large conservatory that overlooks the beautifully maintained garden, creating a perfect spot for enjoying the natural light and outdoor views.

The accommodation includes three comfortable bedrooms, with the master bedroom benefiting from en-suite facilities, ensuring privacy and convenience. Additionally, there are two well-appointed bathrooms, catering to the needs of the household.

For those with vehicles, the property offers parking for multiple cars, complemented by a garage for extra storage or secure parking. The location is particularly appealing, being close to local schools and amenities, making daily life both convenient and enjoyable.

This delightful home is not only a practical choice but also a wonderful place to create lasting memories. With its attractive features and prime location, it is sure to attract interest from families looking for a comfortable and inviting residence.

Entrance Hallway

Leading in from the front of the home with a storm shelter, the entrance hallway provides access to the ground floor accommodation with laminate flooring.

Kitchen

The kitchen benefits from matching white wall and base units, colourful tiled splashbacks and a stainless steel sink and drainer. With a four ring gas hob and electric oven, space for all other appliances, and a window to the front aspect.

Garage

Accessed externally via an up and over door onto the driveway and internally from the entrance hallway, the garage provides ample parking and storage space as well as housing the boiler.

Ground Floor W/C

A ground floor cloakroom which benefits from a WC, a hand basin, and a window to the side aspect.

Living Room

A spacious living room overlooking the rear aspect and leading out onto the conservatory through sliding doors. A feature gas fireplace with marble surround provides the focal point and laminate flooring provides a stylish and practical finish which perfectly compliments the light and neutral colour scheme. .

Conservatory

A large conservatory overlooking the rear garden with French doors providing external access to the garden. Laminate flooring and window blinds complete the space.

Landing

Providing access to the first floor accommodation and access to the loft. With a window to the side elevation and a useful storage cupboard.

Master Bedroom

A well sized double bedroom with built in wardrobes and drawers to one wall, and a window to the front elevation. Further benefitting from an en-suite bathroom.

En-Suite

An en-suite to the master with a w/c, hand basin, and a walk in shower. With part tiled walls and a window to the front elevation.

Bedroom Two

A double bedroom with built in wardrobes to one wall and a window to the rear elevation.

Bathroom

The house bathroom has a bath, a hand basin, and a WC. With part tiled walls and a window to the side elevation.

Bedroom Three

A well sized single bedroom with a window to the rear elevation.

External

Externally the property benefits from A double driveway to the front of the home leading up to the front door and integral garage. At the rear is an enclosed large rear garden, which is easy to maintain with a patio, integrated wall lighting and fencing to each side.

Directions

For Satnav please use the postcode HD6 3EH.

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.



An aerial map showing a residential area. A red location pin is placed on a street. The street is labeled 'Bramston St' and 'RASTRICK'. Another street, 'Luddersfield Rd', is visible on the right. The map is credited to 'Landsat / Copernicus, Maxar Technologies'.

A map of the Brighouse area in West Yorkshire, UK. A red location pin is placed on a road, with the label 'RASTIC' positioned directly below it. Other labels on the map include 'Brighouse' at the top, 'WOODHOUSE' to the right, and 'Google' in the bottom left corner. Map data is dated ©2026 Google.

Peter David Properties

Front Ground

Front Ground floor plan details:

- Garage:** 8'6" x 17'7"
- Kitchen:** 6'8" x 9'8"
- Lounge/Dining:** 18'10" x 12'0"
- Conservatory:** 17'5" x 7'9"

1st Floor

1st Floor plan details:

- Ensuite:** 6'1" x 7'11"
- Bedroom 1:** 12'6" x 11'2"
- Bed 2:** 10'0" x 10'4"
- Bed 3:** 8'6" x 6'10"
- Bath:** 5'6" x 6'6"

This floor plan has been created for illustrative purposes only.

Measurements/dimensions are approximate and layout should only be used for guidance.

Not all storage spaces will be displayed. Internal area is an estimation.

HD6 3EH

Internal - 1104ft²

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

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