



## 6 The Forge

Rastrick, Brighouse, HD6 3SJ

£295,000



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Welcome to The Forge in Brighouse, where you will find a stunning three to four-bedroom townhouse, crafted to a high specification. This property is ideally situated, offering easy access to excellent schools and a variety of local amenities, making it a perfect choice for families.

As you step inside, you will be greeted by a tastefully presented interior that exudes warmth and comfort. The spacious layout provides ample room for family living, with the flexibility to utilise the fourth bedroom as a garden room, study or playroom, depending on your needs. Each room has been thoughtfully designed to create a welcoming atmosphere, ensuring that you feel right at home from the moment you arrive.

The property also boasts a garage and a driveway, providing convenient off-street parking. This is a significant advantage in today's busy world, allowing you to come and go with ease. Additionally, the low-maintenance garden space offers a perfect retreat for outdoor relaxation or entertaining, without the burden of extensive upkeep.

With a spacious open plan living arrangement and accommodation over three floors, this townhouse at The Forge is not just a house; it is a family home that combines modern living with practicality. With its prime location, high-quality finishes, and thoughtful design, it is an opportunity not to be missed. We invite you to come and experience the charm and comfort of this delightful property for yourself.

## Entrance Hallway

A spacious entrance hallway leading into the home and providing access to the ground floor accommodation. Laminate wood flooring and a light and neutral colour scheme provide a welcoming environment.

## W/C

An understairs w/c with a wash basin.

## Garage

Ideal for parking and storage space with an internal door leading from the hallway and external up and over door.

## Office / Snug / Bedroom Four

Overlooking the rear of the property, this versatile room has French doors opening onto the patio. Built in cupboards house a fridge and washing machine with light countertops providing worksurface space ideal for a coffee and tea station or for utility space depending on how you wish to use the room.

## Landing

Carpeted with white walls and ceiling mounted lighting, the landing provides access to the open plan living space.

## Open Plan Living Space

A spacious living and dining room with dual windows overlooking the front of the home. Plush beige carpets and a combination of pendant lighting and ceiling spotlights lift the space. The light and neutral decor continues throughout and a nook in the corner provides a perfect space as a reading corner or desk space.

## Kitchen

Open plan to the living and dining space, the kitchen overlooks the rear aspect with a window and Juliet balcony. A light and airy space with white walls and ceiling spotlights, the kitchen has a built in oven, hob and extractor, dishwasher, fridge and freezer and features soft closing cupboards and drawers with white base and wall units providing plenty of storage space.

## Bedroom One

A spacious double bedroom overlooking the front of the home with access into the en-suite

## En-Suite

With a wash basin, w/c and walk in shower.

## Bedroom Two

A second double bedroom overlooking the rear of the home.

## Bedroom Three

A well sized single bedroom to the front of the property.

## Bathroom

With white tiling, a hand basin and storage cabinet, w/c, bath tub and over bath shower.

## External

With a double driveway to the front of the home and a paved courtyard to the rear.

## Directions

For Satnav please use the postcode HD6 3SJ

## 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



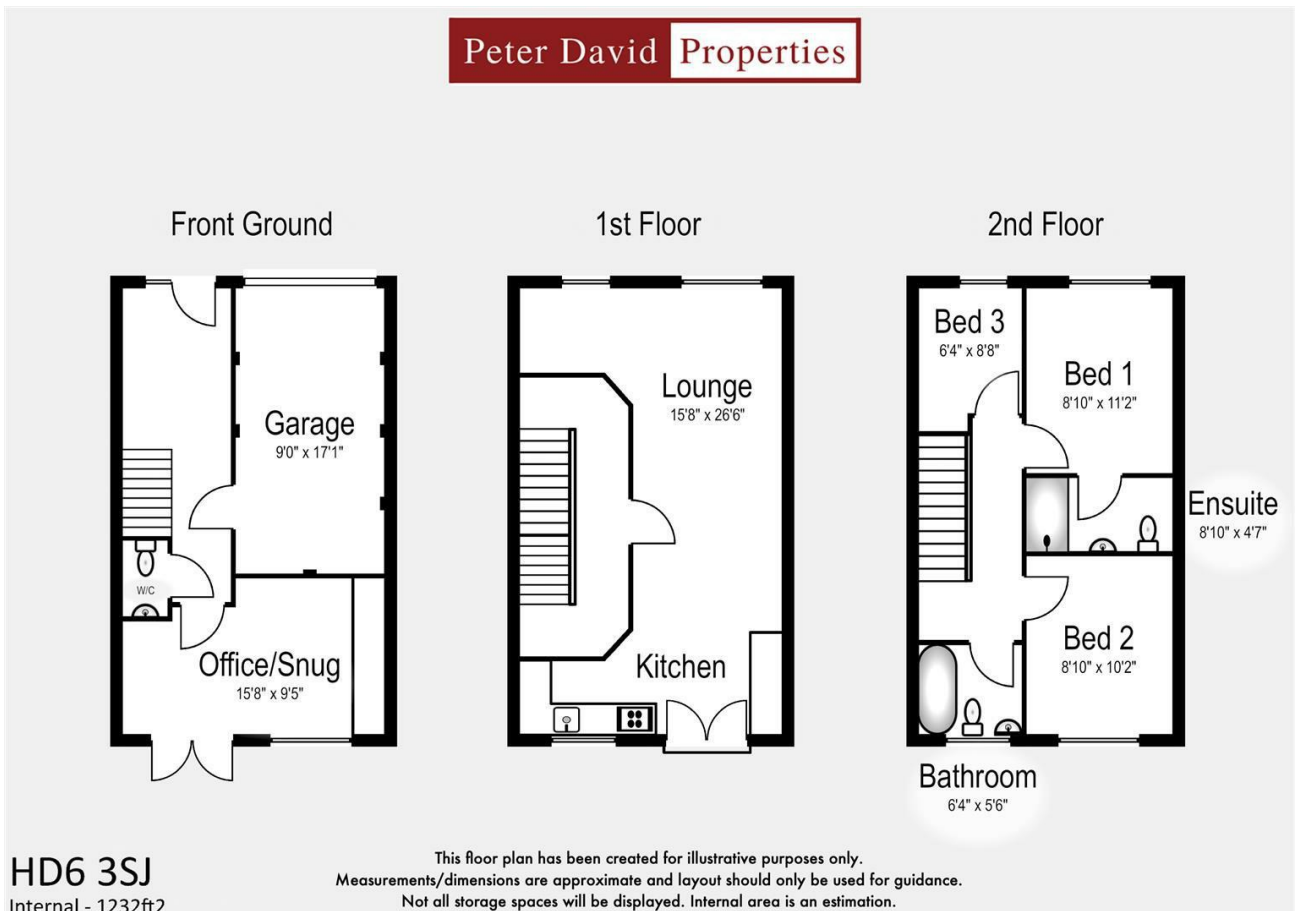
## Hybrid Map



## Terrain Map



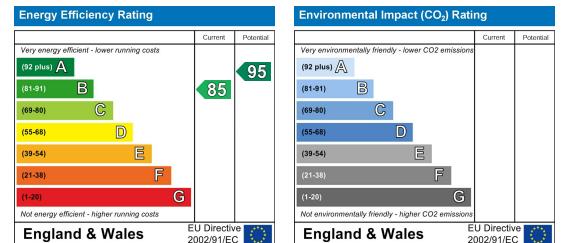
## Floor Plan



## 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



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