



### 97 Arncliffe Crescent

Brighouse, HD6 3LQ

**£145,000**



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Located on Arncliffe Crescent, in Rastrick, Brighouse, this well-presented mid-terrace home offers a delightful blend of comfort and practicality. The property features two generously sized double bedrooms, providing ample space for relaxation and rest. The living room is inviting and spacious, perfect for entertaining guests or enjoying quiet evenings at home.

The kitchen is a standout feature, designed to accommodate both cooking and dining with ease. It is a wonderful space for family meals or gatherings with friends. The dining room overlooks the rear garden making this a perfect place for hosting guests. Throughout the home, you will find an abundance of thoughtfully designed storage cupboards, ensuring that every inch of space is utilised efficiently, making it an ideal choice for those who appreciate a tidy and organised living environment.

The south-facing rear garden is a lovely addition, allowing for plenty of natural light and providing a perfect spot for outdoor relaxation or gardening enthusiasts.

Conveniently located, this property is close to local schools and amenities, making it an excellent choice for families and first time buyers.

## Entrance Hallway

Leading in from the front of the home, the hallway has plenty of handy storage space for coats and shoes on arrival with three separate cupboard spaces including under the stairs storage. .

## Living Room

Overlooking the rear garden, the living room is well presented with a tasteful grey and white colour scheme.

## Kitchen

With grey base and wall units providing ample worksurface and storage space, the kitchen has a built in oven and hob, sink and drainer, space for a washing machine and a fridge freezer.

## Dining Room

A second reception room next to the kitchen with French doors opening out onto the rear garden with a light and neutral colour scheme.

## Bedroom One

A double bedroom overlooking the rear of the home.

## Bedroom Two

A second double bedroom overlooking the rear of the home.

## Bathroom

With a bath tub, over bath shower and shower screen, hand basin and under sink storage, the bathroom has black splashbacks to complement the white colour scheme.

## W/C

A separate w/c from the main bathroom accessed from the landing.

## Storage

There is additional storage outside the front door which is ideal for storing bikes and lawnmowers etc with light and power supply this space is alarmed along with the rest of the home.

## External

The property has a front lawn with a pathway leading up to the front door. The garden to the rear is south facing with a lawn and patio and fencing to the borders.

## Directions

For Satnav please use the postcode HD6 3LQ

## 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



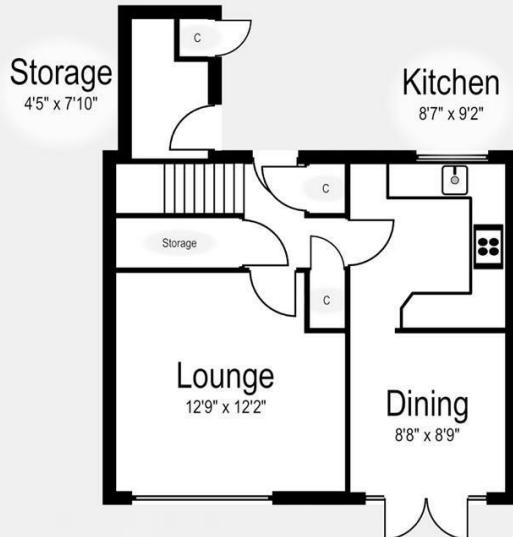
## Terrain Map



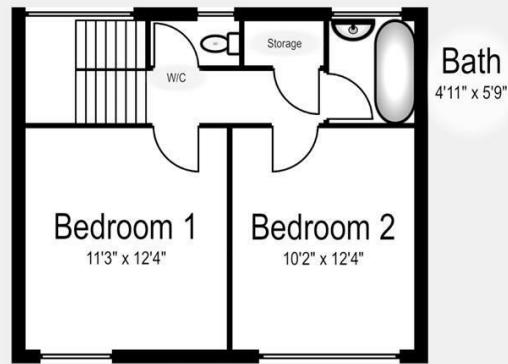
## Floor Plan

Peter David Properties

Front Ground



1st Floor



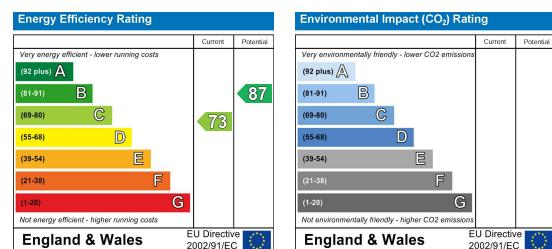
HD6 3LQ  
Internal - 809ft<sup>2</sup>

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.

## 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.