

# Peter David

# Properties Ltd

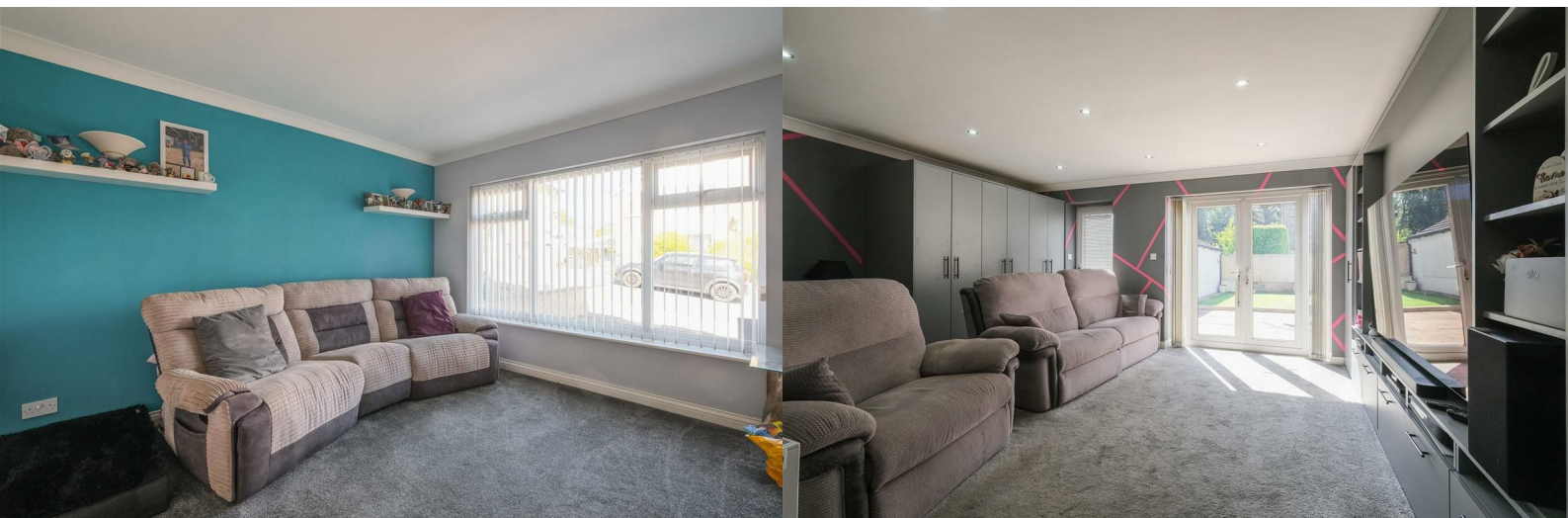
Residential Sales and Lettings



## 9 Castlefields Road

Brighouse, HD6 3PA

£270,000



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Rastrick, Brighouse, HD6 3PA

**£270,000**



Situated on Castlefields Road in the charming town of Brighouse, this delightful semi-detached house offers a perfect blend of space and comfort, making it an ideal family home. With three generously sized double bedrooms, this property provides ample room for family living and guests alike. The accommodation is thoughtfully arranged over three floors, ensuring a practical layout for modern lifestyles.

The ground floor boasts a well-designed extension that enhances the living space, creating a welcoming environment for both relaxation and entertaining. The two reception rooms are bright and airy, providing versatile areas that can be tailored to your family's needs. The property is well presented throughout, ensuring that you can move in with ease and start enjoying your new home immediately.

In addition to the spacious interiors, this home features two bathrooms, which is a significant advantage for busy families. Outside, you will find a lovely garden, perfect for children to play in or for hosting summer barbecues. The property also includes a garage and a driveway, providing convenient parking for up to two vehicles.

Situated within walking distance of excellent local schools, this location is particularly appealing for families seeking a supportive community environment. With its combination of space, modern amenities, and a prime location, this semi-detached house on Castlefields Road is a wonderful opportunity for those looking to settle in Brighouse. Don't miss the chance to make this lovely property your new home.

## **Entrance Hall**

A spacious entrance hall leads in to the front of the home with understairs storage space. The room gives access to the living room and onto the kitchen.

## **Living Room**

The living room overlooks the front of the home with a light blue feature wall and grey carpet.

## **Kitchen**

With space for a washing machine and dishwasher, the kitchen features wooden base and wall units. There is an American style fridge freezer as well as a large oven with five ring gas hob.

## **Family Room**

An extension to the rear of the home with French doors opening out onto the garden. Ceiling spotlights add a modern feel, as does the media wall. With a desk and fitted storage to the rear wall, this room provides a practical and multifunctional space for the family to enjoy.

## **Bedroom One**

A large double bedroom with two windows overlooking the front of the home. grey carpets and a turquios feature wall bring a feeling of light and space and there is a built in cupboard under the stairs.

## **Bedroom Two**

A second double bedroom which overlooks the rear of the home with a grey and yellow colour scheme.

## **Shower Room**

Fully tiled with a corner shower, w/c, hand basin and built in storage, the room also features a heated towel rail.

## **Bathroom**

On the second floor with a velux window, a bath tub with over bath shower, handbasin and w/c.

## **Bedroom Three**

A double bedroom on the second floor with a velux window and eaves storage.

## Storage

Additional eaves storage space on the second floor has been designed to be used as a dressing room with ceiling spotlights and fitted storage.

## Garage

Ideal for additional storage and parking space.

## External

The property has a garden to the front with a driveway that extends down the side of the home to the garage. To the rear is a private garden with artificial lawn and stone patio which acts as a perfect sun trap.

## Directions

For Satnav please use the postcode HD6 3PA

## 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.

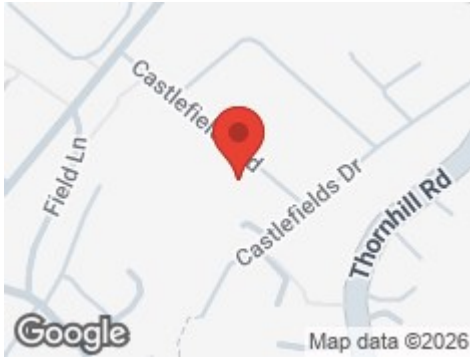
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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



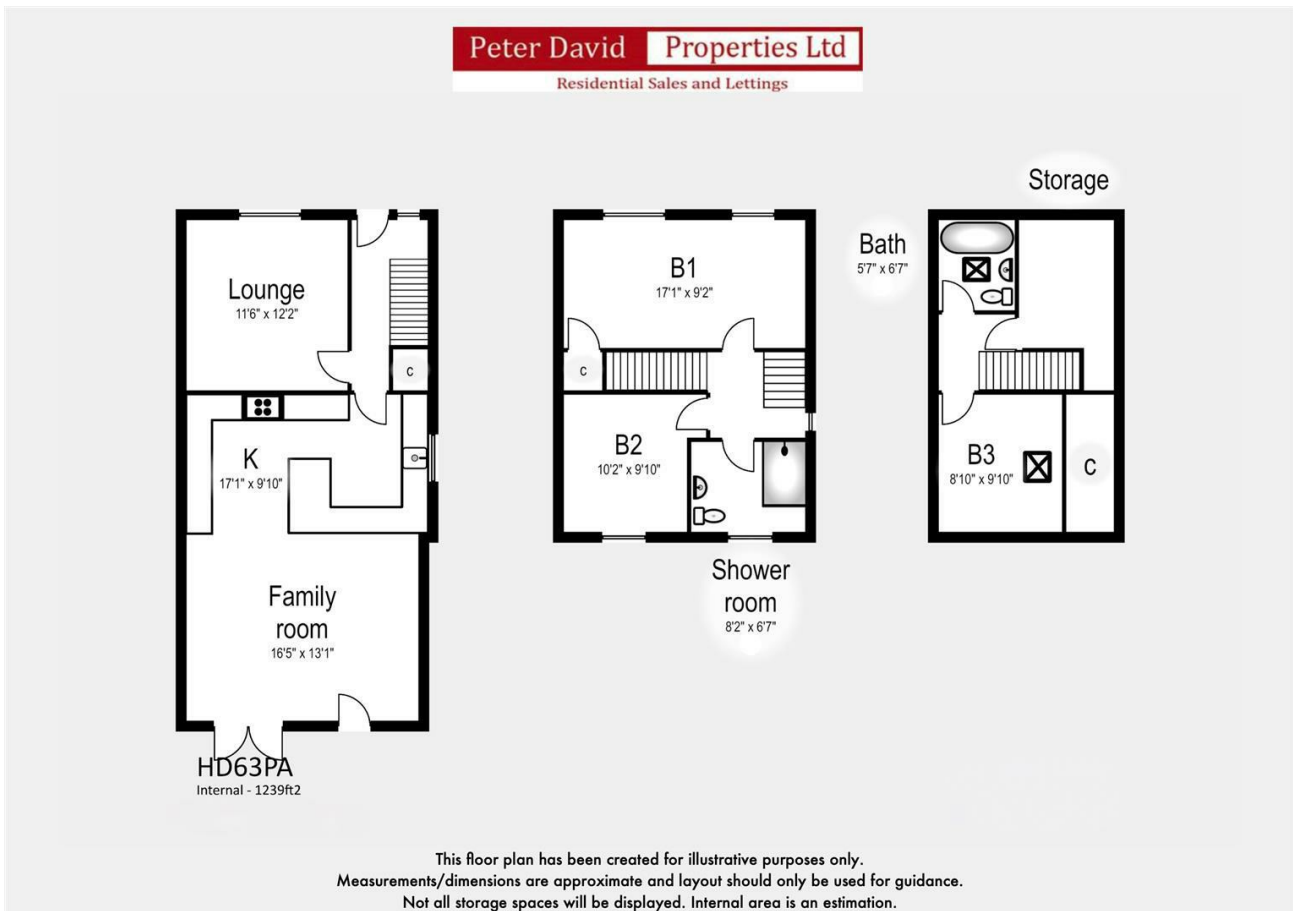
## Hybrid Map



## Terrain Map



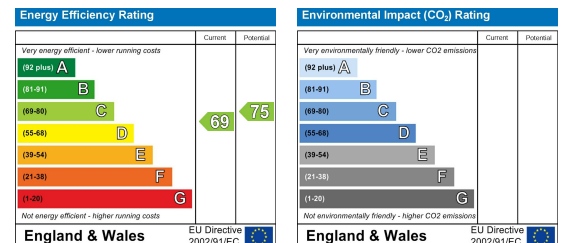
## Floor Plan



## Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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