Peter David Properties Ltd

Residential Sales and Lettings



29 Castlefields Drive

Brighouse, HD6 3XF

Offers Over £425,000

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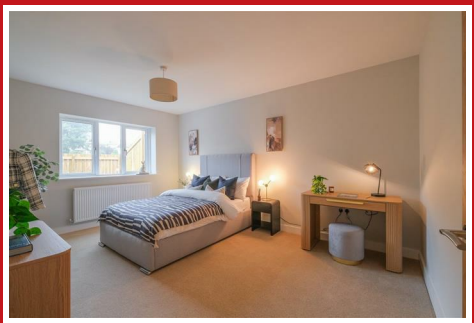


29 Castlefields Drive

Rastrick, Brighouse, HD6 3XF

Offers Over £425,000





Nestled on Castlefields Drive in Brighouse, this stone built four-bedroom detached new build home is a true testament to modern living. Crafted to the highest specification, this property boasts four double bedrooms and three well-appointed bathrooms as well as an abundance of built-in storage, ensuring both comfort and convenience for the discerning homeowner.

The design of this residence is a perfect blend of practicality and style. The spacious accommodation is spread over three floors, providing ample room for family life. One highlight of the home is undoubtedly the breath taking master bedroom suite, which features a dressing room and luxurious en-suite facilities. The open-plan living space is designed to impress, with floor-to-ceiling windows that invite natural light and offer stunning views, creating an inviting atmosphere for both relaxation and entertaining.

Outside, the property continues to impress with a large integral garage and a driveway, providing ample parking. The low-maintenance garden, with its south-facing aspect, is perfect for enjoying sunny days, while the raised decked terrace offers an ideal spot for outdoor gatherings or quiet moments in the sun.

High-quality fixtures and fittings are evident throughout the home, reflecting a commitment to craftsmanship and attention to detail. Viewing this property is essential to fully appreciate the size, space, and exceptional design features on offer. This home is not just a place to live; it is a lifestyle choice that combines elegance with everyday practicality.

Located conveniently in short distance from local schools and amenities, the town of Brighouse offers a vibrant selection of shops, cafes and restaurants and has benefited from recent upgrades and investments. With road and rail links connecting you easily to local towns and cities, this is also a popular spot for those commuting to Manchester or Leeds.

SSTC

**This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. **

Entrance Hallway

A spacious entrance hall leading in from the front of the home with a glazed entrance space allowing plenty of natural light in and creating a welcoming environment. With two purpose built storage cupboards providing plenty of space for coats, shoes and other house hold items. There is access directly from the garage, as well as into the ground floor bedrooms / study space and bathroom.

Bedroom Four / Study

Overlooking the front aspect with a warm, neutral colour scheme, this double bedroom is currently stages as an office space but could suit a variety of purposes.

Bedroom Three

A large double bedroom on the ground floor with views over the front of the home which are afforded privacy with fencing to the front aspect. With ample space for furnishings, this room provides a homely and spacious retreat.

Bathroom

A four-piece ground floor bathroom suite with a bath tub, walk in shower, hand basin and w/c. contrasting black hardware pairs well with the white colour scheme and laminate flooring.

Garage

Accessed via an up and over electric, composite doorway from the drive, or an internal doorway from the entrance hall, the spacious garage offers parking and storage space.

Living Room

A spacious first floor living room which is semi open plan to the kitchen, with a white colour scheme and new beige carpet. Elevated views over the front aspect as well as access across the hallway directly onto the garden, allow plenty of natural light into the space.

Kitchen Diner

A fully integrated kitchen with sage green base and wall units and contrasting grey worktops. With a double Bosch oven and 5 ring Bosch smart hob, the kitchen also features a dishwasher, integrated fridge and freezer and bin storage. There is ample space for a dinging table and floor to ceiling glazing in the corner creating a wonderful design feature and talking point.

W/C

With a hand basin and w/c.

Laundry

With undercounter space for a washer an drier.

Bedroom Two

A spacious first floor double bedroom with views over the front aspect.

En-Suite

An en-suite with a walk in shower, had basin and w/c as well as a heated towel rail.

Master Bedroom

A second floor master bedroom suite with a window to the front aspect as well as an additional Velux window. The layout flows into a dressing space and on into the separate dressing room and integrates the structural beams of the ceiling into the design.

Dressing Room
Ideal for use as a walk in wardrobe or dressing room with ceiling spotlights and laminate flooring.

En-Suite
With a walk in shower, hand basin, w/c and heated towel rail, the en-suite has a velux window and laminate flooring.

Storage
Additional eaves storage can be accessed from the master bedroom.

Heating
The property is well insulated with a system boiler central heating (separate hot water tank ensures no heat or pressure drops when multiple bathrooms are in use.)

External
The property is nicely set back from the road with a large driveway for three cars leading up to the garage and front door, and a lawn behind a fence for privacy. Steps provide access to the side of the home to the rear garden which benefits from a south facing aspect with a raised composite decked terrace area providing an ideal low-maintenance outdoor retreat. There is additional on street parking to the front of the home as well as an electric car charging point.

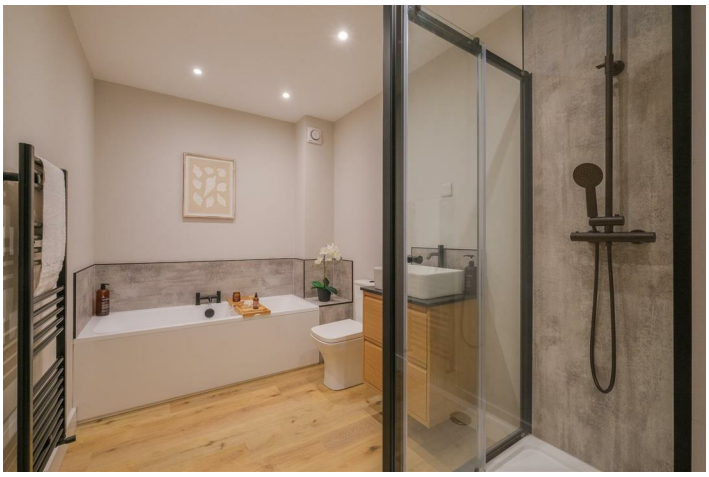
Directions
For Satnav please use the postcode HD6 3XF

Viewings
Viewings are strictly by appointment only. Please contact Peter David Properties.

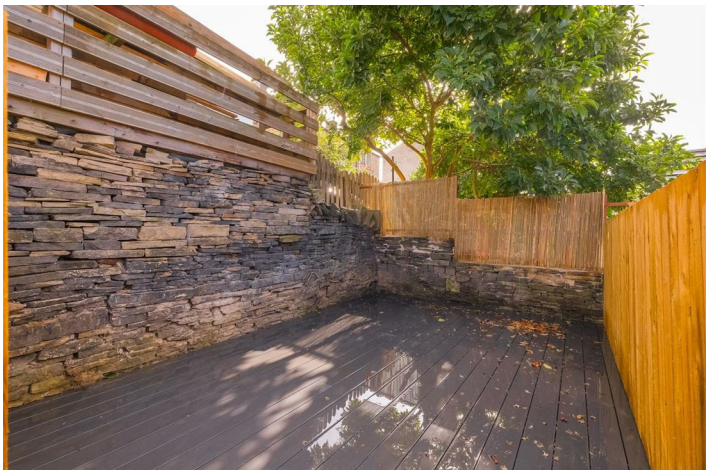
Mortgages
We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

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



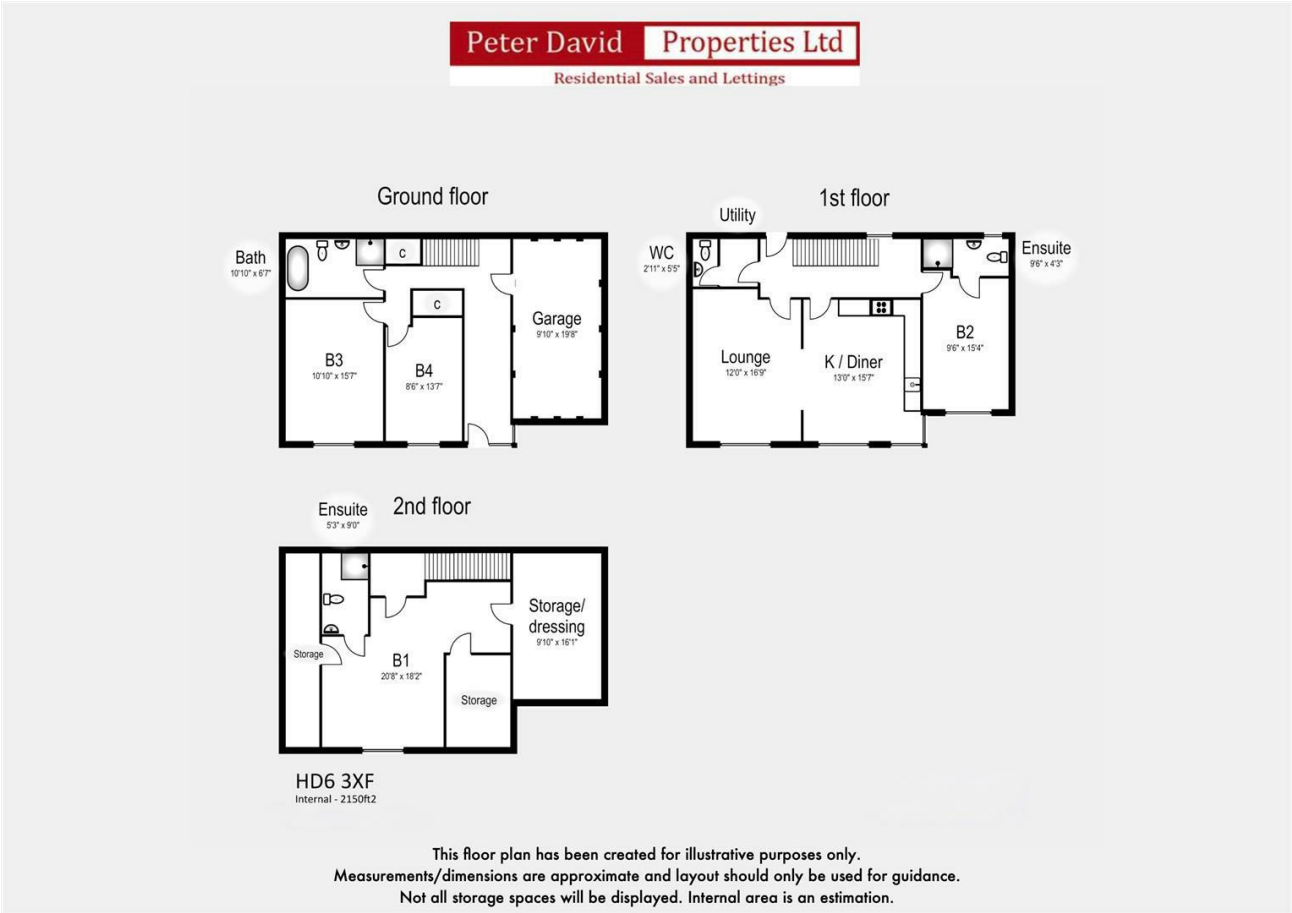
Hybrid Map



Terrain Map



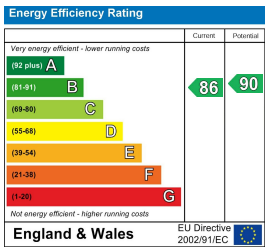
Floor Plan

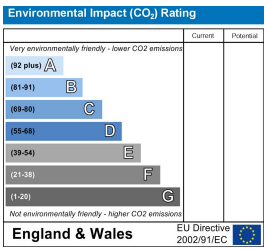


Viewing

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

Energy Efficiency Graph





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.