

# Peter David Properties

Residential Sales and Lettings

## Clough Lane

### £169,950



# Clough Lane

## Description

**\*\* CHAIN FREE POSSESSION \*\*** Offered to the market is this deceptively spacious three bedroom semi-detached property, full of period features, which is situated in a popular residential area. Located a short drive from Brighouse, Halifax and Huddersfield town centres and the property's close proximity to the M62 motorway network means that the cities of Leeds and Manchester are also within easy reach. The property briefly comprises: entrance hallway, living room, a dining room, a kitchen, landing, two double bedrooms, a single bedroom and a house bathroom. Externally the property further benefits from a large driveway which leads to an integrated garage, a lawn and a good sized enclosed garden to the rear. This property would make the perfect home, for a family looking for the space to grow. Contact Peter David Properties to arrange your viewing today.

## Features

Spacious Accommodation Throughout  
Off Road Parking  
Two Reception Rooms  
Gardens To The Front & Rear  
Chain Free  
Close to Brighouse, Halifax & Huddersfield Town Centres  
Integrated Single Garage  
EPC - TBC  
Gas Central Heating Throughout  
Two Double Bedrooms & A Single Bedroom

### Entrance Hallway 1.07m (3'6") x 1.75m (5'9")

Providing access to the ground floor accommodation.

### Living Room 4.17m (13'8") x 4.17m (13'8")

A bright and airy living room, with a gas fire and a large bay window to the front aspect.

### Dining Room 4.17m (13'8") x 2.77m (9'1")

An additional reception room benefits from fitted storage units, an understairs storage cupboard, a gas fire and a door providing access to the rear garden.

### Kitchen 2.62m (8'7") x 2.72m (8'11")

A fitted kitchen with matching wall and base units with granite effect work surfaces and carpeted flooring. The kitchen comprises: a stainless steel sink and drainer with tiled splashbacks and space for free-standing appliances. The kitchen also has a door which provides access to the rear garden and a window to the rear aspect.

### Landing 1.78m (5'10") x 4.19m (13'9")

Providing access to the first floor accommodation and loft hatch, with a large storage unit.

### Master Bedroom 4.19m (13'9") x 4.29m (14'1")

A large double bedroom with a large bay window to the front elevation.

### Bedroom Two 2.90m (9'6") x 4.24m (13'11")

A second double bedroom with a window to both the front and rear elevations.

### Bedroom Three 2.26m (7'5") x 2.01m (6'7")

A single bedroom with a window to the rear elevation.

### Bathroom 1.80m (5'11") x 1.85m (6'1")

A partially tiled house bathroom which briefly comprises: a WC, a hand wash basin, a bath, recessed lighting and a frosted window to the rear elevation.

## External

Externally the property further benefits from a large driveway which leads to an integrated garage, a lawn and a good sized enclosed garden to the rear.

## Viewings

Viewings strictly by appointment only.

## 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.

## Directions

Directions from Brighouse town centre -  
Slight left onto Commercial St  
Turn left onto Gooder St  
Follow A643 to Clough Ln/A6107  
At the roundabout, take the 1st exit onto Halifax Rd/A643  
Continue to follow A643  
At the roundabout, take the 2nd exit onto Bramston St/A643  
Continue to follow A643  
At the roundabout, take the 2nd exit onto Church St/A643  
Go through 2 roundabouts  
Turn left onto Clough Ln/A6107 and the destination will be on the right.

8 Clough Lane, Rastrick, Brighouse, HD6 3QH.

## 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.





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.

23-25 George Street  
Halifax HX1 1HA

102 Commercial Street  
Brighouse HD6 1AQ

[www.peterdavid.co.uk](http://www.peterdavid.co.uk)

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: [halifax@peterdavid.co.uk](mailto:halifax@peterdavid.co.uk)

T: 01484 719191  
E: [brighouse@peterdavid.co.uk](mailto:brighouse@peterdavid.co.uk)

T: 01422 844403  
E: [hebdenbridge@peterdavid.co.uk](mailto:hebdenbridge@peterdavid.co.uk)

T: 01484 719191  
E: [huddersfield@peterdavid.co.uk](mailto:huddersfield@peterdavid.co.uk)