

Peter David Properties

Residential Sales and Lettings

Belgrave Court

£219,950



Belgrave Court

Description

Peter David Properties are delighted to present to the market this impressive and extremely spacious four bedroom townhouse which would make an family home. The property is superbly presented throughout, with some fantastic features to offer. Internally the property briefly comprises: an entrance hallway, a WC, a kitchen diner, a landing, a living room, a double master bedroom with an en-suite, a landing, two further double bedrooms (one with en-suite), a single bedroom/dressing room and a house bathroom. The property benefits from gas central heating and double glazing throughout. Externally the property further benefits from a driveway which leads to an integrated garage and an enclosed garden to the rear, which comprises: a decked seating area and a lawn. The property is situated in the ever popular area of Rastrick, close to good schools at primary and secondary levels, and within walking distance of local amenities. The M62 network is just minutes away, giving you great access to Halifax, Leeds, Huddersfield, and Manchester alike. Internal viewing is essential to fully appreciate both the size and the quality of this lovely family home. Please contact Peter David Properties to arrange your viewing.

Features

Spacious Accommodation Throughout
Three Bathrooms
A Spacious Kitchen Diner
Three Double Bedrooms & A Single Bedroom
Off Road Parking With An Integrated Garage
Perfect Family Home
Enclosed Garden To The Rear
EPC - E
Gas Central Heating & Double Glazing Throughout
Close to Brighouse, Huddersfield & Halifax Town Centres

Entrance Hallway 6.53m (21'5") x 1.30m (4'3")

Providing access to the ground floor accommodation with a large storage cupboard which houses the boiler. Benefiting from a window to the side aspect.

WC 1.68m (5'6") x 0.86m (2'10")

Briefly comprising: a WC and a hand basin with tiled splashback.

Integrated Garage 5.23m (17'2") x 2.62m (8'7")

With power and lighting.

Kitchen Diner 4.67m (15'4") x 4.42m (14'6")

A fitted kitchen diner with matching wall and base units with granite effect work surfaces and lino flooring. The kitchen comprises; a stainless steel sink and drainer with tiled splashbacks, integrated electric cooker with a four piece gas hob with an overhead extractor hood and space/plumbing for a washing machine and dishwasher. The kitchen also benefits from plenty of space to dine, patio doors which provide access to the rear garden and a window to the rear aspect.

Landing 1.88m (6'2") x 3.23m (10'7")

Providing access to the first floor accommodation.

Living Room 4.50m (14'9") x 5.16m (16'11")

A spacious, bright and airy living room which benefits from a gas fire which is set into a granite hearth and two windows to the rear elevation.

Master Bedroom 2.92m (9'7") x 2.74m (9'0")

A double bedroom with a fitted sliding wardrobe and a window to the front elevation. Also benefiting from an en-suite.

En-Suite 1.96m (6'5") x 1.93m (6'4")

Comprising: a WC, a wash basin, a walk in glass shower cubicle, a heated towel rail, recessed lighting and a frosted window to the front elevation.

Landing 3.94m (12'11") x 1.93m (6'4")

Providing access to the second floor accommodation and loft hatch, with a storage cupboard.

Bedroom Two 3.71m (12'2") x 3.40m (11'2")

A second double bedroom with a window to the rear elevation. Also benefiting from an en-suite.

En-Suite 1.73m (5'8") x 2.49m (8'2")

Comprising: a WC, a wash basin, a walk in glass shower cubicle, a heated towel rail, recessed lighting and a frosted window to the rear elevation.

Bedroom Three 1.90m (6'3") x 3.53m (11'7")

A single bedroom with a window to the rear elevation.

Bedroom Four/Dressing Room 3.07m (10'1") x 2.64m (8'8")

A good sized single bedroom with fitted storage units and a window to the front elevation.

Bathroom 2.64m (8'8") x 1.55m (5'1")

A partially tiled house bathroom comprising: a WC, a wash basin, a bath, a heated towel rail and recessed lighting.

External

Externally the property further benefits from a driveway which leads to an integrated garage and an enclosed garden to the rear which comprises: a decked seating area and a lawn.

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

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

Slight right onto Jumble Dyke

Continue onto Tofts Grove

Slight right onto Lower Edge Rd

Turn left onto Shannon Rd

Turn right onto Belgrave Ct and the destination will be on your left.

21 Belgrave Court, Rastrick, Brighouse, HD6 3ND.

Disclaimer

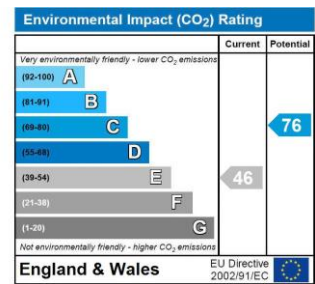
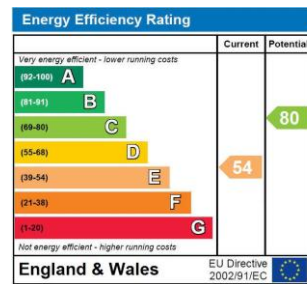
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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.

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