

Peter David Properties

Residential Sales and Lettings

Rastrick Common
Offers Over £130,000



Rastrick Common

Description

Offered to the market is this two bedroom mid-terrace property, situated in the convenient location of Rastrick. The property is perfect for first time buyers, investors or a family looking for space to grow and offers spacious accommodation throughout. The property briefly comprises: an entrance, a living room, an open plan kitchen diner, landing, two bedrooms and a house bathroom. Externally the property further benefits from a driveway to the front which provides off road parking and a private enclosed garden to the rear, which comprises of a stone paved patio, an artificial lawn, a greenhouse and a garden shed. There is also a single garage to the rear of the property. Internal viewings are recommended to appreciate the full potential, that this two bedroom terraced property has to offer. Please contact Peter David Properties to arrange your viewing today!

Features

Well-Presented
Two Bedrooms
Driveway Providing Off Road Parking
Convenient Location
Gas Central Heating & Double Glazing Throughout
Enclosed Garden To The Rear
Open Plan Kitchen Diner
EPC - TBC
Garage To The Rear
Close to Local Amenities

Entrance Hallway 1.12m (3'8") x 1.02m (3'4")

Providing access to the ground floor accommodation.

Living Room 3.66m (12'0") x 3.63m (11'11")

A spacious living room benefits from a fitted gas fire and a window to the front aspect.

Kitchen Diner 4.55m (14'11") x 3.02m (9'11")

A fitted kitchen diner with matching all and base units with granite effect work surfaces and lino flooring. The kitchen comprises: a stainless steel sink and drainer with tiled splashbacks, space for free standing appliances and plumbing/space for a washing machine. The kitchen benefits from an island with storage units, has a door which leads to the rear garden and a window to rear aspect. There is also access to the cellar, which houses the boiler.

Landing 1.85m (6'1") x 0.76m (2'6")

Providing access to the first floor accommodation and loft hatch.

Master Bedroom 6.35m (20'10") x 3.51m (11'6")

A double master bedroom with a fitted wardrobe and a large window to the front elevation.

Bedroom Two 3.07m (10'1") x 2.64m (8'8")

A small double bedroom with a window to the rear elevation.

Bathroom 1.80m (5'11") x 2.24m (7'4")

A partially tiled three piece suite briefly comprises: a WC, a hand wash basin, a bath with an overhead shower fitment, lino flooring and a frosted window to the rear elevation.

External

Externally the property further benefits from a driveway to the front which provides off road parking and a private enclosed garden to the rear, which comprises of a stone paved patio, an artificial lawn, a greenhouse and a garden shed. There is also a single garage to the rear of the property.

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 -
Head east on Commercial St towards Briggate
Turn right onto Lawson Rd
At the roundabout, continue straight
Continue onto Huddersfield Rd/A641
Turn right onto Gooder Ln
Slight left onto Rastrick Common and the destination will be on the left.
91 Rastrick Common, Rastrick, Brighouse, HD6 3EN.

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



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

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk