

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 75 Crowtrees Lane

Rastrick, Brighouse, HD6 3LR

**£219,995**



# 75 Crowtrees Lane

Rastrick, Brighouse, HD6 3LR

**£219,995**



Offered to the open market with NO UPWARD CHAIN this THREE BEDROOM DETACHED PROPERTY, located in the CONVENIENT LOCATION of Rastrick. This property benefits from a PRIVATE REAR GARDEN, along with a DETACHED GARAGE, and a DRIVEWAY, offering ample parking and garden space. Internally comprising: an entrance hallway, living room, a kitchen diner, utility, three bedrooms (with an en-suite to the master) and a house bathroom. The property is close to good schools, is within easy reach of the M62 motorway networks and is close to Brighouse town centre. Contact Peter David Properties to arrange your viewing today.

## Entrance Hallway

Providing access to the property at the front via a PVCu door.

## Living Room

A carpeted living room with a modern electric fire with a wooden hearth, and a window to the front aspect.

## Kitchen Diner

A spacious kitchen diner which benefits from the following integral appliances; a fridge, freezer, dishwasher, and a duel fuel range cooker with five hobs. The kitchen also has matching cashmere gloss units, a spotlight ceiling, and an inset stainless steel sink and drainer. With windows to the rear and side.

## Utility

Open to the kitchen is a utility space which has space and plumbing for a washing machine and a dryer. with a PVCu door and a window to the rear.

## Cellar

A dry keeping cellar housing the meters.

## Landing

A split landing with a useful storage cupboard and access to the loft. With a window to the side elevation.

## Master Bedroom

A double bedroom with a window to the front elevation and access to the en-suite bathroom.

## En-Suite

An en-suite bathroom to the master which has a WC, a hand basin in vanity, and a walk in shower. With a chrome heated towel rail and a spotlight ceiling.

## Bedroom Two

A neutrally decorated double bedroom with a window to the rear elevation.

## Bathroom

A four piece house bathroom which comprises: a WC, a square hand basin encased in a vanity unit, a bath, and a separate corner shower. With fully tiled walls, a laminate floor, and a spotlight ceiling. Window to the rear elevation.

## Bedroom Three

A single bedroom with neutral decor and carpet, and a window to the front elevation.

## External

Externally this property benefits from a driveway, allowing off road parking for three cars. This leads to a detached single garage which has light and power. To the front there is a small gravel garden and to the rear a good size private garden with a lawn.

## Directions

For Satnav please use the postcode HD6 3LR.



## 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.

## Viewings

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

## 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.

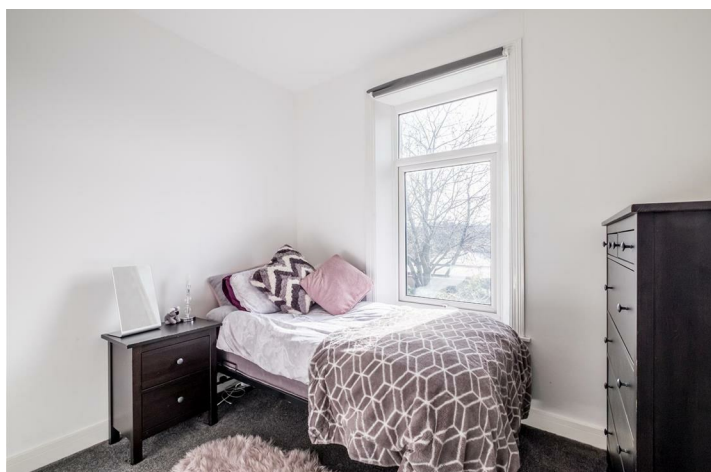
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially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



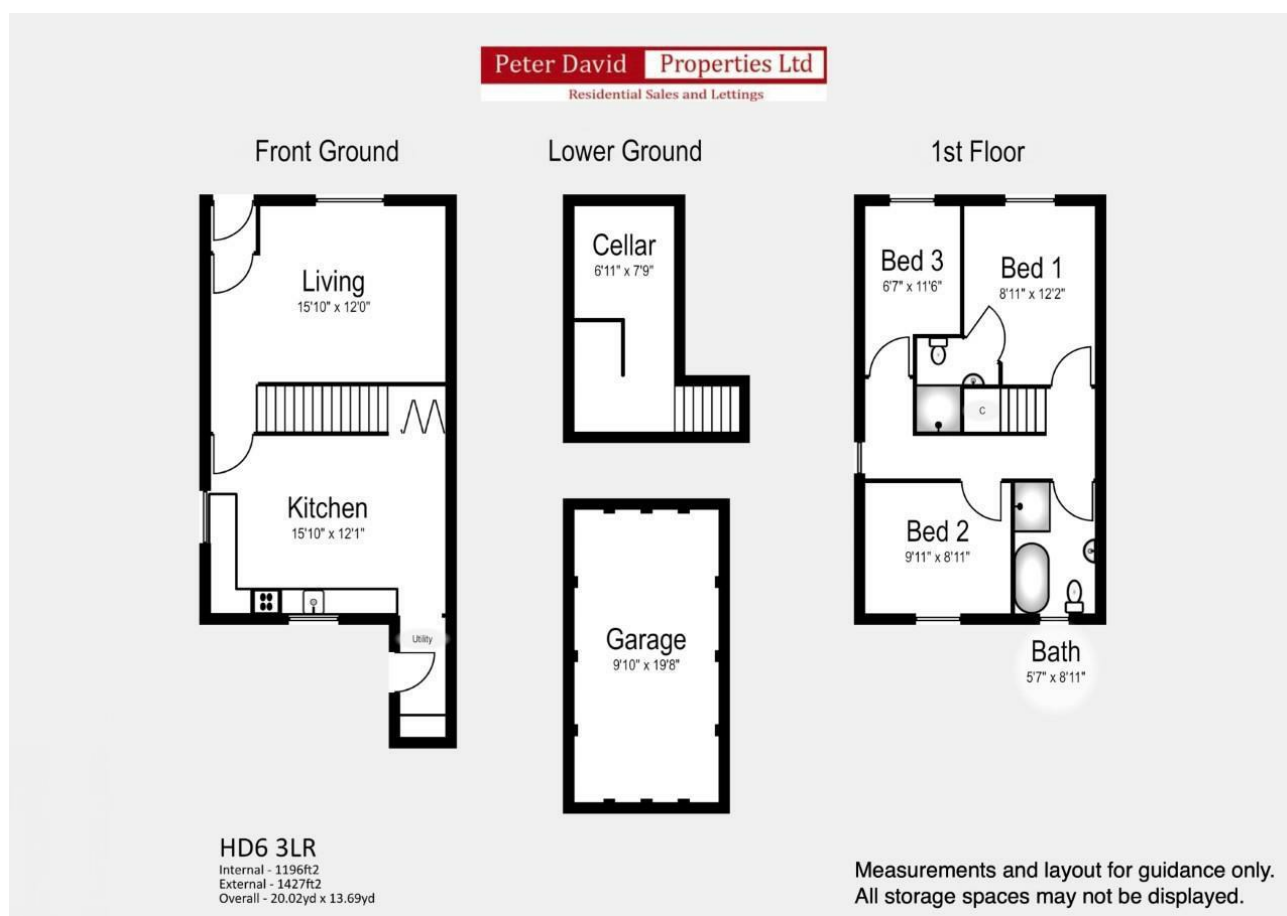
## Hybrid Map



## Terrain Map



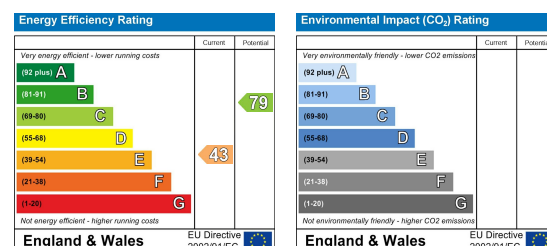
## Floor Plan



## 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.

5c The Craggs Country Business Park  
New Road, Cragg Vale  
Hebden Bridge, HX7 5TT

102 Commercial Street  
Brighouse HD6 1AQ

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