

Peter David

Properties Ltd

Residential Sales and Lettings



45 Bramston Gardens

Rastrick, Brighouse, HD6 3AG

£149,000



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Peter David Properties are pleased to present to the open market this two bedroom end town house, located in the convenient location of Rastrick. The property is within easy reach of good local schools, close to Brighouse Town Centre and all local amenities within, and close to the M62 motorway network. Further benefitting from being on a quiet cul-de-sac and next to a pleasant park.

Internally comprising: an entrance hallway, spacious living room, kitchen diner, two double bedrooms, and a house bathroom. Externally the property benefits from a driveway to the front, allowing off road parking for three cars, a small lawn to the front aspect, and an enclosed rear garden with a patio, a lawn, and a garden shed.

Entrance Porch

8'07 x 4'06 (2.62m x 1.37m)

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

Living Room

14'04 x 12'08 (4.37m x 3.86m)

A spacious neutral living room with a gas fire with marble surround, and a window to the front aspect.

Kitchen

12'07 x 8'10 (3.84m x 2.69m)

The kitchen, which has space to dine, benefits from white gloss wall and base units, a four ring gas hob and electric oven, and a stainless steel sink and drainer. With space and plumbing for appliances. Window and sliding doors to the rear garden.

Landing

6'06 x 3'07 (1.98m x 1.09m)

With access to the loft.

Master Bedroom

12'08 x 8'05 max (3.86m x 2.57m max)

A good size double bedroom with a useful storage cupboard, and a window to the front elevation.

Bedroom Two

10'08 x 8'03 (3.25m x 2.51m)

A neutrally decorated double bedroom with built in wardrobes across one wall, and a window to the rear elevation.

Bathroom

6'03 x 5'09 (1.91m x 1.75m)

A three piece bathroom suite with a WC, hand basin, and a bath with a shower over head and glass shower screen. With part tiled walls and a window to the side elevation.

Directions

For Satnav please use the postcode HD6 3AG.

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

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Road Map



Hybrid Map



Terrain Map

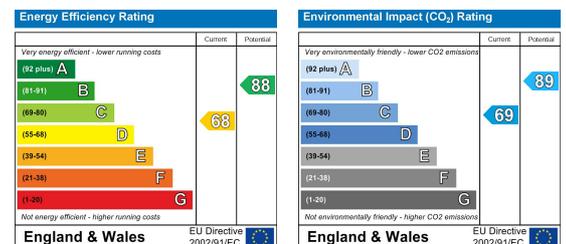


Floor Plan

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.

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