Peter David Properties Ltd

Residential Sales and Lettings



# 10 Newbury Road

Brighouse, HD6 3PG

**£235,000**

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Rastrick, Brighouse, HD6 3PG

## £235,000







Nestled in a tranquil cul-de-sac on Newbury Road, Brighouse, this charming semi-detached house presents an ideal opportunity for families seeking a spacious and welcoming home. With three well-proportioned bedrooms and three inviting reception rooms, this property offers ample space for both relaxation and entertaining.

The heart of the home is undoubtedly the delightful orangery at the rear, which overlooks the garden and provides a bright and airy space for family gatherings or quiet evenings. The gardens, both front and rear, are perfect for children to play in or for adults to enjoy a peaceful moment outdoors. Additionally, the property boasts a driveway and a garage, providing convenient parking for multiple vehicles.

This residence is ideally situated close to local schools, amenities, and transport links, making it a practical choice for families. The property is offered to the market with no onward chain.

In summary, this semi-detached house on Newbury Road is a perfect fit for growing families, offering both comfort and convenience in a desirable location. Do not miss the chance to make this lovely property your new home.

### Entrance Hallway
Leading in from the front of the home an providing access to the living room and kitchen.

### Living Room
Overlooking the front of the home with an electric feature fireplace as the focal point. A red colour scheme gives a sense of warmth and sophistication.

### Dining Room
Semi open plan to the living room, the dining room provides a second reception area overlooking the orangery and continuing with a red feature wall.

### Orangery
Overlooking the rear garden, the orangery has a fixed roof with ceiling spotlights which has been updated in recent years. With integrated blinds and French doors leading out onto the patio and a white and grey colour scheme, the orangery is a valuable addition to the home.

### Kitchen
With wooden base and wall units, the kitchen has an oven with gas hob, a washing machine, fridge and a stainless steel sink and drainer. The kitchen overlooks the rear garden and has a stable door opening onto the driveway at the side. There is also a useful understairs storage cupboard providing additional storage space.

### Bedroom One
A double bedroom overlooking the front of the property with built in wardrobes

### Bedroom Two
A second double bedroom overlooking the rear aspect of the home.

### Bedroom Three
A well sized single bedroom overlooking the front aspect of the property.

### Bathroom
A spacious four-piece bathroom suite with a shower, bath tub, hand basin and w/c.

### Garage
Ideal for parking and storage with an electrical and lighting supply. A red up and over door leads onto the driveway and there is a window to the side aspect.

### Directions
For Satnav please use the postcode HD6 3PG

## 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.

## PLEASE NOTE

1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 + VAT (£30 total) per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
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



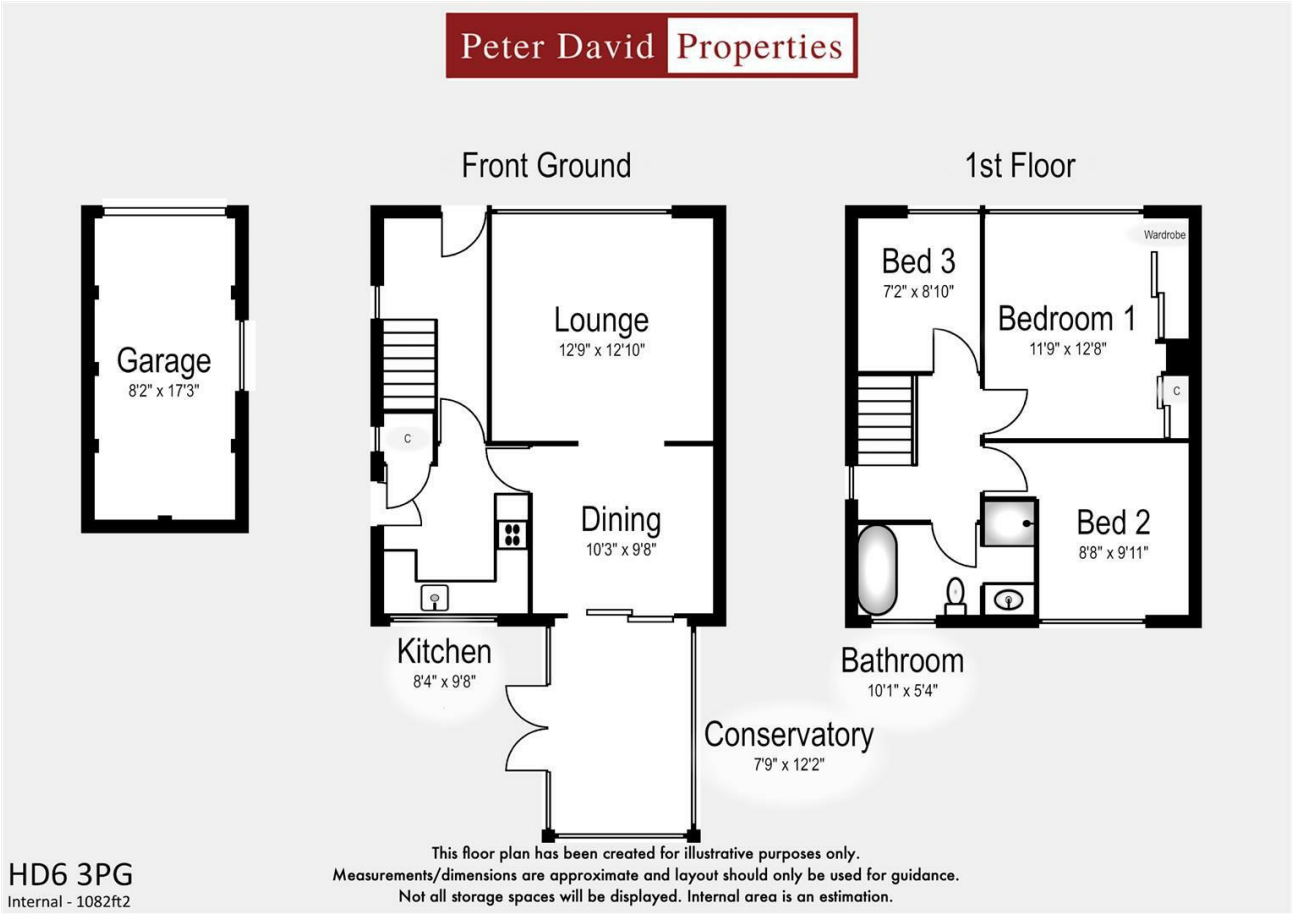

## Hybrid Map




## Terrain Map



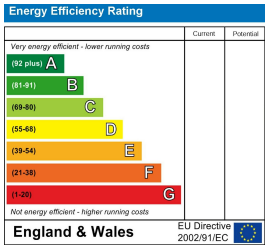

## Floor Plan

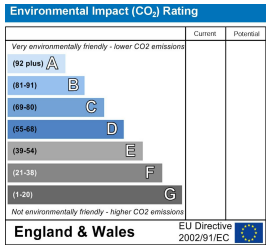



## Viewing

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.