Peter David Properties Ltd

Residential Sales and Lettings

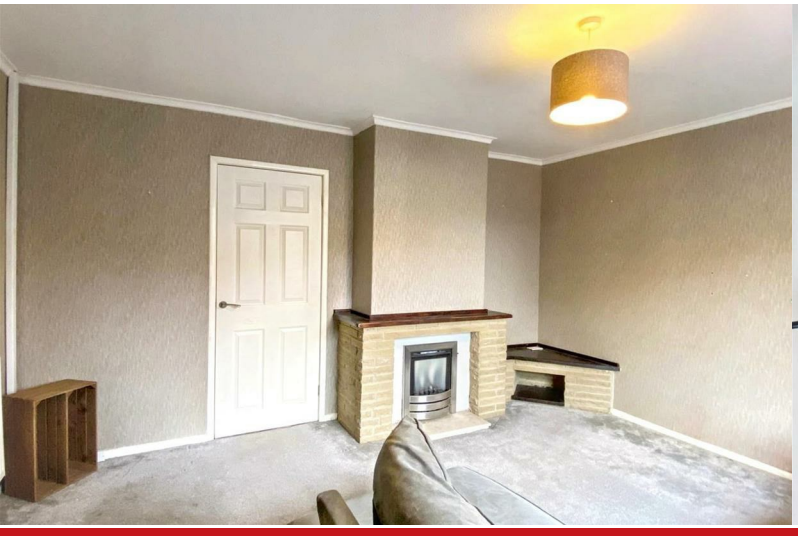


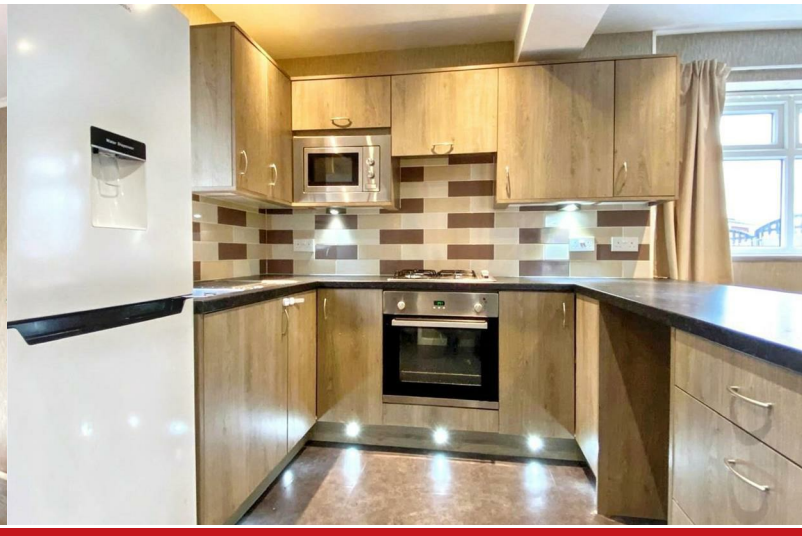
2 Hanson Road

Brighouse, HD6 3JL

£145,000

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2 Hanson Road

Rastrick, Brighouse, HD6 3JL

£145,000







Nestled on Hanson Road in the charming town of Rastrick, Brighouse, this deceptively spacious semi-detached house offers an ideal opportunity for first-time buyers or savvy investors. With two generously sized double bedrooms, this property boasts a well-thought-out layout that maximises comfort and functionality.

Upon entering, you will find a welcoming living room that flows seamlessly into an open kitchen diner, perfect for both entertaining guests and enjoying family meals. The property is well presented throughout, ensuring a move-in ready experience for its new owners.

Outside, the home features a gated driveway that provides parking for two vehicles, along with a detached garage for additional storage or workshop space. The front and rear gardens offer ample outdoor space, ideal for relaxation or gardening enthusiasts.

Conveniently located, this residence is just a stone's throw away from local shops and schools, making it a practical choice for families and professionals alike. With its combination of space, style, and a prime location, this semi-detached house on Hanson Road is a must-see for anyone looking to settle in Brighouse.

Entrance Hallway
Leading in from the front aspect, the hallway leads into the living room.

Living Room
A spacious living room overlooking the front of the home with a feature fireplace as a focal point.

Kitchen Diner
A modern kitchen diner with wooden base and wall units, under unit lighting and plenty of space for a dining table, the kitchen comes with an oven and hob and a sink and drainer with plenty of space for storage.

Bedroom One
A large double bedroom with two windows allowing natural light into the space with a white colour scheme.

Bedroom Two
A double bedroom overlooking the rear garden with a blue colour scheme.

Shower Room
With a corner shower, hand basin and w/c.

Garage
A detached garage ideal for parking and storage space.

External
Set in a corner plot with a low maintenance garden to the front, a garage and driveway to the side and a gravelled courtyard to the rear aspect.

Directions
For Satnav please use the postcode HD6 3JL

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

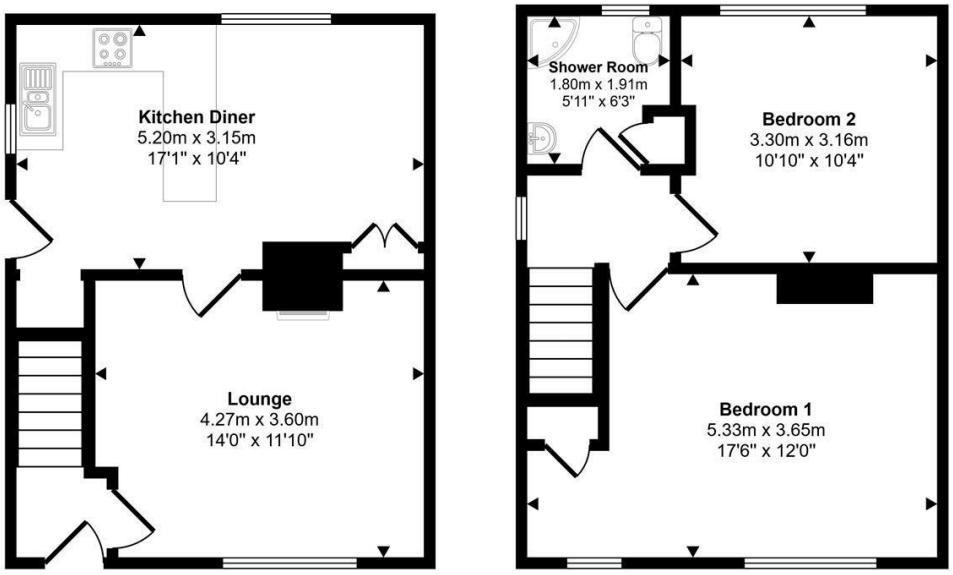


Terrain Map



Floor Plan

Approx Gross Internal Area
73 sq m / 784 sq ft



Ground Floor
Approx 36 sq m / 387 sq ft

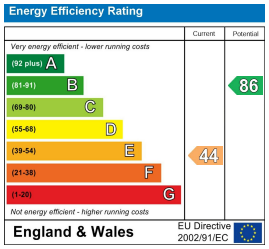
First Floor
Approx 37 sq m / 397 sq ft

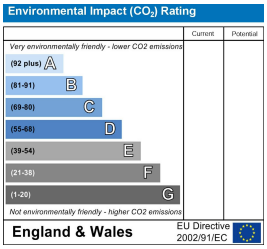
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.