Peter David Properties Ltd

Residential Sales and Lettings



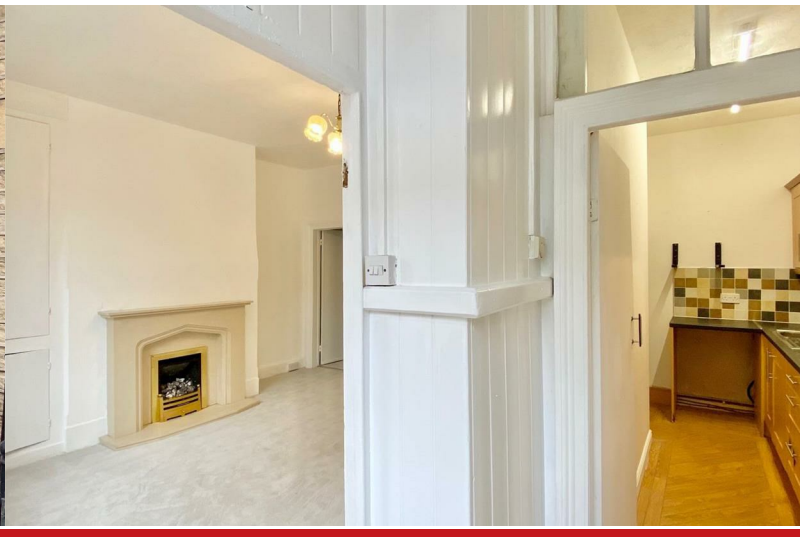
87 Thornhill Road

Brighouse, HD6 3AH

£119,000

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87 Thornhill Road

Rastrick, Brighouse, HD6 3AH

£119,000







Nestled on Thornhill Road in the charming area of Rastrick, this deceptively spacious two-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. The property is well presented throughout, ensuring a welcoming atmosphere from the moment you step inside.

The ground floor features a generous reception room, perfect for relaxing or entertaining guests. The layout flows seamlessly, providing a comfortable living space that is both functional and inviting. The kitchen is conveniently located, and an entrance hall provides a welcoming space on arrival.

Upstairs, you will find two bedrooms with a well sized double and single room. The inclusion of a cellar further enhances the storage options, making it easy to keep your living areas clutter-free.

The property is ideally situated within close proximity to local schools and amenities, making it a practical choice for families. Additionally, Brighouse town centre is just a short distance away, providing a variety of shops, cafes, and transport links for easy commuting.

With no onward chain, this home is ready for you to move in and make it your own. Whether you are looking to take your first step onto the property ladder or seeking a sound investment opportunity, this terraced house on Thornhill Road is not to be missed.

Entrance Hall
Leading in from the front of the home and providing access into the kitchen and into the living room.

Living Room
A spacious living room overlooking the front aspect with newly fitted light grey carpets and a neutral colour scheme. A fireplace provides the focal point and there is built in storage space in the alcove.

Kitchen
With wooden base and wall units and contrasting worktops, the kitchen has a built in oven and hob with extractor fan and a stainless steel sink and drainer. There is also space for a washing machine.

Bedroom One
A double bedroom overlooking the front aspect with a storage cupboard. New light grey carpets and white walls are perfectly in keeping with the home.

Bedroom Two
A well sized single bedroom with a magnolia colour scheme and new carpets.

Bathroom
With a shower, hand basin, w/c and white tiling.

External
The property is set back from the road behind a gated courtyard which provides a low maintenance outdoor space.

Directions
For Satnav please use the postcode HD6 3AH

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

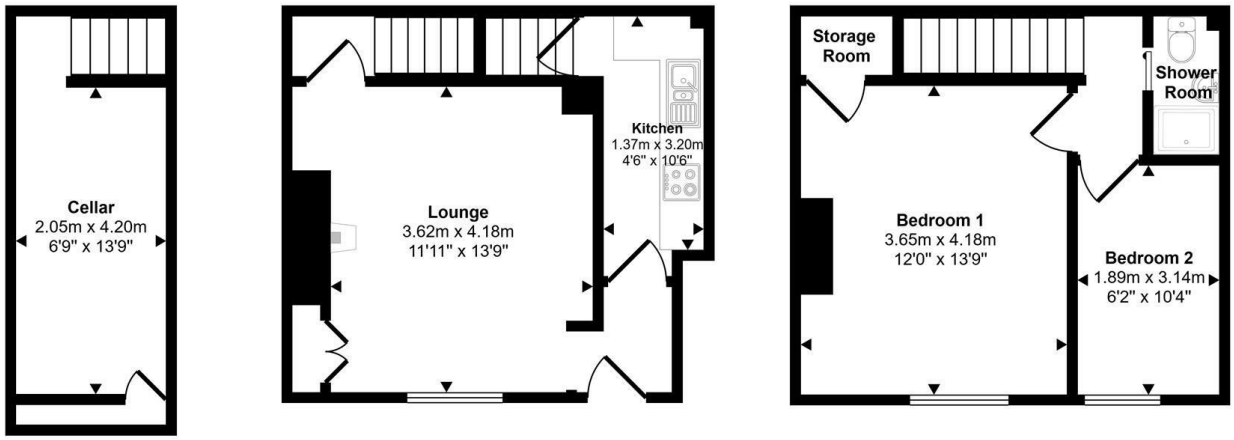


Terrain Map



Floor Plan

Approx Gross Internal Area
69 sq m / 745 sq ft



Lower Ground Floor
Approx 12 sq m / 124 sq ft

Ground Floor
Approx 28 sq m / 302 sq ft

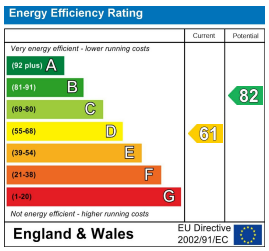
First Floor
Approx 30 sq m / 320 sq ft

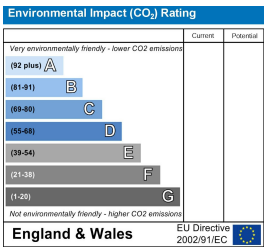
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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