

# Chapters



**20 SHEARS DRIVE  
BRIGHOUSE**

**£235,000  
FREEHOLD**

Welcome to this charming two bedroom terraced house located on Shears Drive in the heart of Rastrick. This delightful property boasts a modern interior, making it an ideal choice for those seeking a comfortable and stylish home. Upon entering, you will find a well proportioned reception room that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The two bedrooms are generously sized and the bathroom is thoughtfully designed, ensuring convenience for daily routines. One of the standout features of this property is the rear garden, which offers a lovely outdoor space for entertaining. There is a driveway to the side of the property, providing off street parking for your convenience. Situated in a desirable location, this home benefits from excellent transport links, making it easy to commute to nearby towns and cities. Whether you are a first time buyer, a small family, or looking to downsize, this property presents a wonderful opportunity to enjoy modern living in a vibrant community. Do not miss the chance to make this lovely terraced house your new home.



• TWO GOOD SIZED BEDROOMS • MODERN TERRACED PROPERTY • WELL PRESENTED THROUGHOUT

## Entrance

Entering through a composite door into the entrance hallway with radiator, stairs leading to the first floor landing and door to:

## Kitchen Dining Room

9'11" x 14'5"

Modern kitchen dining room with matching wall and base units and integrated appliances such as: induction hob, oven, over head extractor fan, washing machine, fridge, freezer and dishwasher. Double glazed window to the front of the property, fully tiled flooring, stainless steel sink with draining board and radiator.

## WC

WC, wash basin, fully tiled flooring and extractor fan.

## Living Room

13'0" x 12'1"

Spacious living room with double glazed french doors to the rear of the property, built in TV unit and radiator.

## First Floor Landing

Double glazed window to the side of the property, loft hatch, radiator and doors leading to:

## Bedroom One

8'8" x 11'1"

Double bedroom with built in wardrobes and storage, double glazed window to the the rear of the property and radiator.

## Bedroom Two

13'0" x 10'2"

Double bedroom with built in storage cupboard, double glazed window to the front of the property, and radiator.

## Bathroom

6'6" x 6'6"

Three piece bathroom suite including, bath with overhead shower and glass shower screen, wash basin and WC. Fully tiled flooring and part tiled walls, inset spotlighting, extractor fan and heated towel radiator.

## External

To the front of the property there is a driveway for up to two cars, electric power point and lawned garden. To the side there is gated access leading to the rear garden. The rear garden has a large lawn with steps leading to a good sized decked seating area, there is storage shed included in the sale of the property.



• OFF ROAD PARKING • COUNCIL TAX BAND B • GARDENS TO THE FRONT AND REAR • KITCHEN DINING ROOM



• GOOD TRANSPORT LINKS • CLOSE TO LOCAL SCHOOLS AND AMENITIES

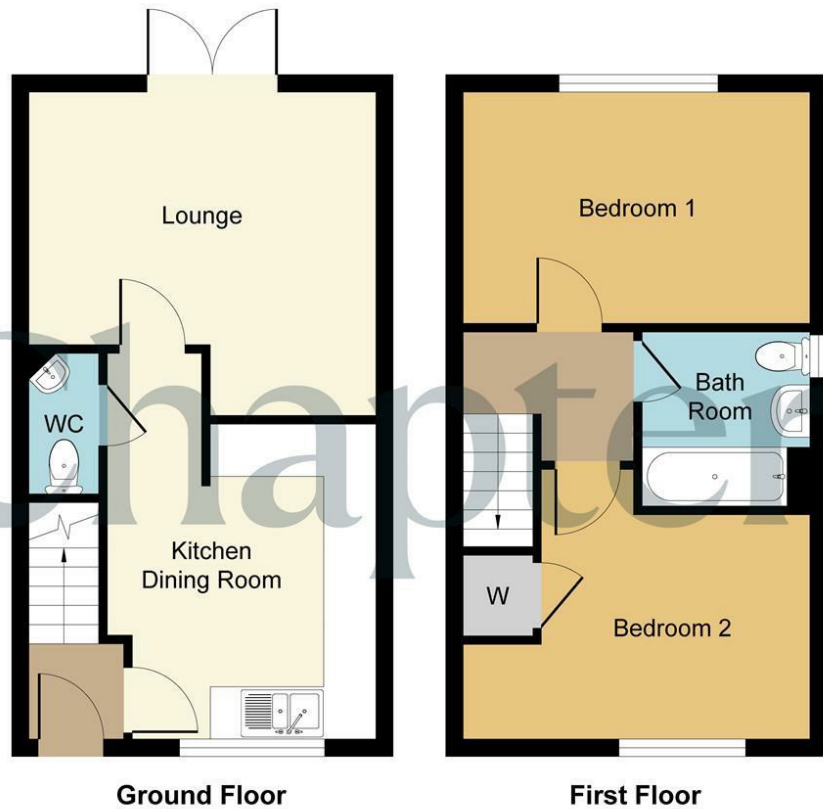




## Additional Information

Local Authority -  
Council Tax - Band B  
Viewings - By Appointment  
Only

Floor Area - sq ft  
Tenure - Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		97
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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