

MARSH & MARSH PROPERTIES

28-32 Dewsbury Road, Rastrick, HD6 3QB

£265,000



An eclectic terraced cottage, situated on the outskirts of Rastrick, set back from the roadside, in a charming position and which truly offers that special something. The unique nature of this house will surely interest and captivate those looking for something different. From the moment you arrive you will immediately see the fantastic potential this house has to offer. There is private driveway parking, to the front elevation, offering more than ample space for two large cars. A large, long and private front garden creates the ideal first impression. To the rear is a fully enclosed, multi-tier, garden offering a charming space to sit out and relax.

From the moment you step inside you will immediately feel that “special something”; with its eclectic designs - a perfect mix of modern and period features – and its warm and welcoming environment throughout. With its stylish dining kitchen, large and open plan living / dining room, two double bedrooms, house bathroom, utility room and ground floor WC. The house has a real TARDIS feel, offering a surprising amount of space that must be viewed to be fully appreciated.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

The property's location also benefits from excellent transport links from the M62 (via Ainley Top roundabout), as well as being a short distance from Brighouse and Huddersfield town centres and their surrounding outlets and amenities. Brighouse and Huddersfield train stations also provide good cross Pennine train services. This property also benefits from being within the catchment areas of outstanding primary and secondary schools, all within a short commute.

Owing to the unique nature of this property, its spacious internals and immaculate presentation, an appointment to view is essential in order to fully appreciate this stylish and intriguing property.

From the front of the property a wooden door opens into the

PORCH

A smart welcome into the property that creates a barrier from the external to the internal aspects. With a stone floor, central light fitting, wall mounted coat hooks and a uPVC double glazed window to the front elevation.

From the porch a wooden door opens into the

DINING KITCHEN



A smart and spacious dining kitchen, offering high quality solid quartz counters to two walls, all with under or over counter storage space. The room is well illuminated via numerous ceiling inset spotlights and two central down lights, in addition to the uPVC double glazed window to the front elevation. The room features a solid stone floor, with under floor heating system. To the centre of the room there is ample space for a large kitchen

table and additional storage is provided by an under stairs cupboard. With space for a large range style cooker unit, extractor hood, integrated microwave, traditional style radiator, integrated dishwasher, fitted fridge, fitted freezer and an inset stainless steel sink with mixer tap.



From the rear of the dining kitchen a wooden door opens into the

UTILITY ROOM



A fantastic addition to the property offering a space for washing and cleaning supplies. The room features a solid stone floor, ceiling inset spotlights, laminated work surfaces, over and under counter cupboards, wall mounted coat

hooks, modern style vertical radiator, plumbing for a washing machine and space for a dryer.

From the utility room a wooden door opens into the

WC

Another good addition providing ground floor facilities. With a stone floor, close coupled toilet, washbasin, ceiling inset spotlights and a frosted uPVC double glazed window.

From the kitchen wooden stairs lead up to the

LIVING ROOM



The living room and dining room are all open plan,

creating one big through space creating a fantastic flow all along the first floor of the property. The distinct areas are separated only by a thin arch creating a simple yet effective divide of the rooms without losing any of the open plan feel. The living room benefits from view over the rear garden from its large sliding uPVC double glazed doors to the rear elevation. With a solid wood floor, beamed ceiling, ceiling inset spotlights, modern style radiator and television access point.

DINING ROOM



The dining room, again being open plan, is a light and bright space, well-lit via the numerous ceiling inset spotlights and bathed in natural light owing to the large uPVC double glazed window to the

front elevation. There is ample space for a large family dining table. With a wooden floor and beamed ceiling.

From the dining area a series of wooden stairs lead up to the

LANDING



With a single radiator, ceiling inset spotlights, central down lights and a corner airing cupboard.

From the landing wooden doors open into

BEDROOM 1



A large master bedroom that offers more than ample space for a double bed along with

additional bedroom furniture. The room is light and bright owing to its dual aspect nature with uPVC double glazed windows to both the side and the rear elevations of the property. With its solid wood flooring, central light fitting and double radiator.



BEDROOM 2



Another large double bedroom again offering ample space for a double bed along with additional bedroom furniture. With a solid wooden floor, beamed ceiling, double radiator, central light fitting and uPVC double glazed window to the front elevation.



of the property and creates a charming first impression. There is a front flagged pathway, bordered by flowerbeds, leading to a small patio seating area to the rear of the garden space.



BATHROOM



A well laid out house bathroom that makes excellent use of the space on offer to create a highly functional space. With a panel bath, "his & hers" washbasins, close coupled toilet, corner shower cubicle, frosted uPVC double glazed windows, ceiling inset spotlights, stainless steel towel radiator, tiled splashbacks and tiled floor.

GARDENS

To the front of the property is a well presented and long garden. The garden is bordered by walls to all sides creating an enclosed and private space and features gated access from the front driveway. The garden enhances the kerb appeal





To the rear of the property is a well presented multi-tier garden. From the edge of the property is a raised patio garden, sheltered by a wooden pagoda. A gated fence opens onto stone steps that lead down to a lower patio garden with pebbled border. The garden is fully enclosed creating an ideal place to sit out and relax or have a barbeque.

PARKING



To the front of the property is a brick paved parking area offering space for two cars.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

DIRECTIONS

From Brighouse town centre head south-east on Halifax Road (A643) - towards Kwik-Fit - continue on the road to the roundabout. At the roundabout take the 2nd exit into Bramston Street

(A643) and continue for 0.6 miles. At the next roundabout take the 2nd exit which leads into Crowtrees Lane. Keep on this road and head through the double mini-roundabout heading straight forward (A643) which becomes New Hey Road. Travel 0.2 miles until the traffic light controlled crossroads and take a right onto Dewsbury Road (B6114) and travel a further 0.2 miles. The property will be located on your right hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign on the left hand side.

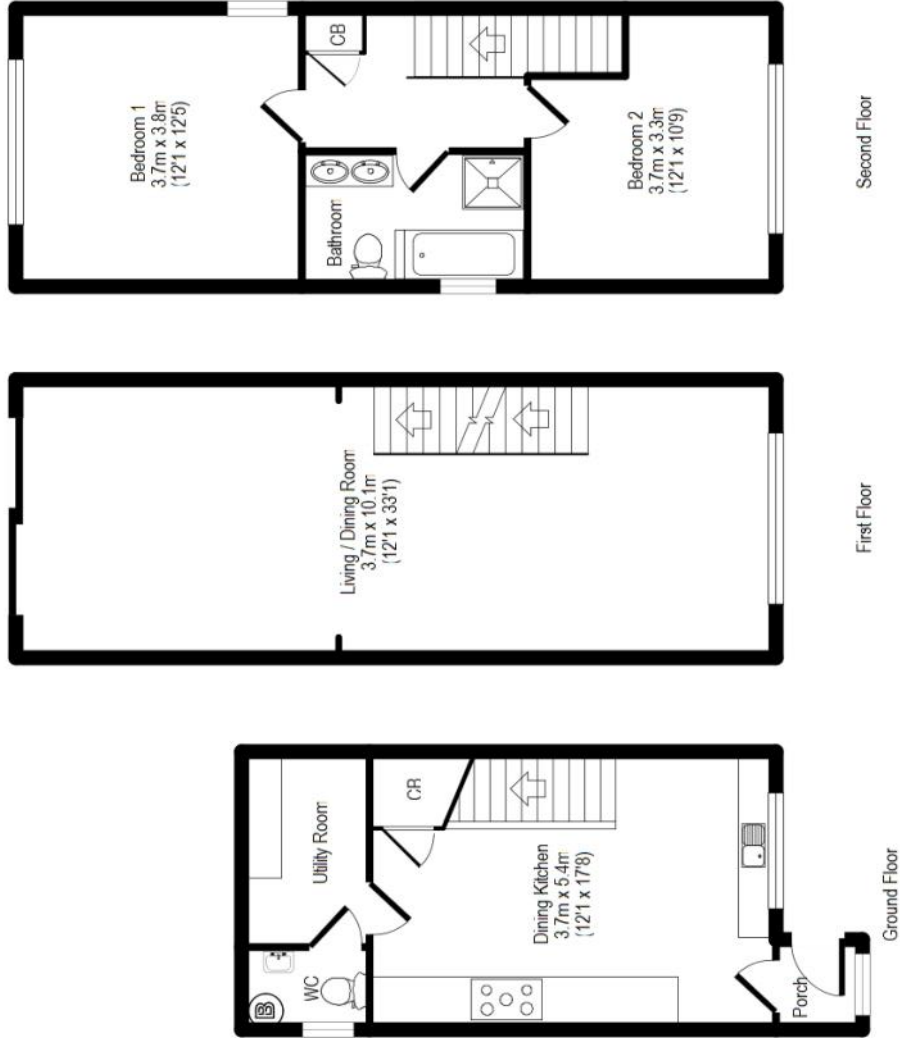
For sat nav users the postcode is: HD6 3QB

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

28 - 32 Dewsbury Road, Rastrick, HD6 3QB



For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

(c) Marsh and Marsh Properties