

MARSH & MARSH PROPERTIES

6 Calder View, Rastrick, HD6 3DQ

OIRO: £345,000



If you are looking for a smart family home, situated at the head of a quiet cul-de-sac in Rastrick, then this will certainly be the property for you. This four bedroomed, detached, house is located in an elevated and private position with views over the valley to the front. The house features generous surrounding gardens to the front, rear and side elevations offering an ideal place to sit out and relax or to have a barbeque. To the front there is driveway parking for two cars with an additional parking space provided by the integral garage. From the moment you arrive you will be impressed with all this property has to offer.

Internally the property is presented in a warm, welcoming and neutral style that will impress and delight. It benefits from a spacious interior layout that creates an open plan feeling on the ground floor. With its generous living room, creating the ideal family communal area, large and long dining kitchen, utility room and storage, four good sized bedrooms all with space for double beds and one with en-suite and a house bathroom.

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The property has excellent transport connections, with the M62 motorway just 5 minutes' drive away with quick routes to the major cities of Leeds, Bradford and Manchester. Brighouse train station is just a 5 minutes' drive away providing excellent cross Pennine connections, as well as access to the Grand Central train service. The property is situated in the catchment area of outstanding primary schools and good secondary schools.

Owing to the whole host of features on offer with this property, its peaceful location, large surrounding gardens and ample internal space on offer, an appointment to view is essential in order to fully appreciate everything on offer.

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

HALLWAY

An ideal reception into the property providing a barrier from the external to the internal. With a wood-effect vinyl flooring, single radiator, central light fitting and cornice to ceiling.

From the hallway a wooden door opens into the

LIVING ROOM



This perfect family living room has ample space for a three piece suite along with additional furniture. A central electric fireplace, on a wooden hearth and with a wooden mantelpiece, creates a charming focal feature for the whole room. With a carpeted floor, double glazed windows to the front elevation, central light fitting, cornice to ceiling, two double radiators and television access point.



From the rear of the living room a set of glazed double doors open into the

DINING KITCHEN





This beautifully presented, large and long dining kitchen runs the full width of the property creating an open plan area, ideal for family meals or to entertain. To one side of the room there is ample space for a dining table. To the other there are laminated work surfaces to three walls, all with over or under counter cupboards and drawers. The space is bathed in natural light owing to the sliding doors that open into the rear garden, glazed wooden door again opening into the garden and two double glazed windows to the rear elevation. With a fitted cooker unit, stainless steel extractor hood, space for a fridge/freezer, vinyl plank flooring, tiled splashbacks, ceiling inset spotlights, central light fitting and a stainless steel sink with stainless steel mixer tap.

From the dining kitchen a wooden door opens into the

UTILITY ROOM

An excellent addition to the property offering added work space. An under stairs alcove adds ample additional storage space for the room. There are laminated work surfaces to two walls all with over and under counter cupboards. With plumbing for a washing machine, space for a dryer, single radiator, frosted double glazed

window to the side elevation, central light fitting and a stainless steel sink with stainless steel mixer tap.



From the hallway carpeted stairs lead up to the

LANDING

With a carpeted floor, central light fitting, loft access hatch and single radiator.

From the landing a wooden door opens into

BEDROOM 1



A spacious master bedroom that presents ample room for a double bed along with additional bedroom furniture. A set of mirrored wardrobes,

to one side of the room, provides ample additional storage space. With a carpeted floor, single radiator, central light fitting and a double glazed window to the front elevation.



From bedroom 1 a wooden door opens into its

EN-SUITE



A well laid out and presented en-suite shower room with its walk-in shower cubicle and rainfall shower head, pedestal washbasin, close coupled toilet, double glazed window to the front elevation, tiled walls, tiled floors, ceiling inset spotlights, storage alcove, extractor fan and a stainless steel towel radiator.

From the landing wooden doors open into

BEDROOM 2



A large second bedroom, again offering ample space for a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, double glazed window to the front elevation and single radiator.



BEDROOM 3



A generous third bedroom, again offering ample space for a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, double glazed window to the rear elevation and single radiator.

BEDROOM 4



An ideal space for a work from home office, guest room or child's bedroom. With a carpeted floor,

central light fitting, double glazed window to the rear elevation, BT telephone point, Virgin Media 2nd point and single radiator.



place for children and pets to play, or to sit out and have a barbeque or to entertain. To the front of the property is a lawned area bordering the front drive and parking area. The front lawn leads directly to the side lawn, with shrub embankment creating a charming link from the front of the property to the rear.



BATHROOM



A well laid out house bathroom that makes excellent use of the space on offer to create a highly functional room. With a panel water jet bath, over bath shower, glass splash guard, vanity inset washbasin, close coupled toilet, frosted double glazed windows to the rear elevation, tiled walls, tiled floor, ceiling inset spotlights, extractor fan and stainless steel towel radiator.



GARDENS



The large surrounding gardens present the ideal



To the rear of the property is another lawned garden with a central decked seating area. The garden is surrounded by a shrub embankment with wooden fence border to create an enclosed and private space.

GARAGE & PARKING

To the front of the property is a driveway with ample parking areas for two cars. To the rear of the main drive area is an integral garage offering an additional secure parking space.



The garage features a concrete floor, central light fitting and numerous power outlets.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, Virgin Media installed, BT telephone access points and gas central heating.

TO VIEW

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

DIRECTIONS

From Brighouse head towards Rastrick, crossing over the River Calder on Bridge Road and at the roundabout take the 2nd exit onto Bramston Street. Turn right onto Thornhill Road and continue for 0.2 miles and then turn right onto Thornes Park. After 100m turn left onto Calder View and then left again to stay on Calder View. The house will be located at the head of the cul-de-sac and will be identified by the Marsh & Marsh Properties "For Sale" sign.

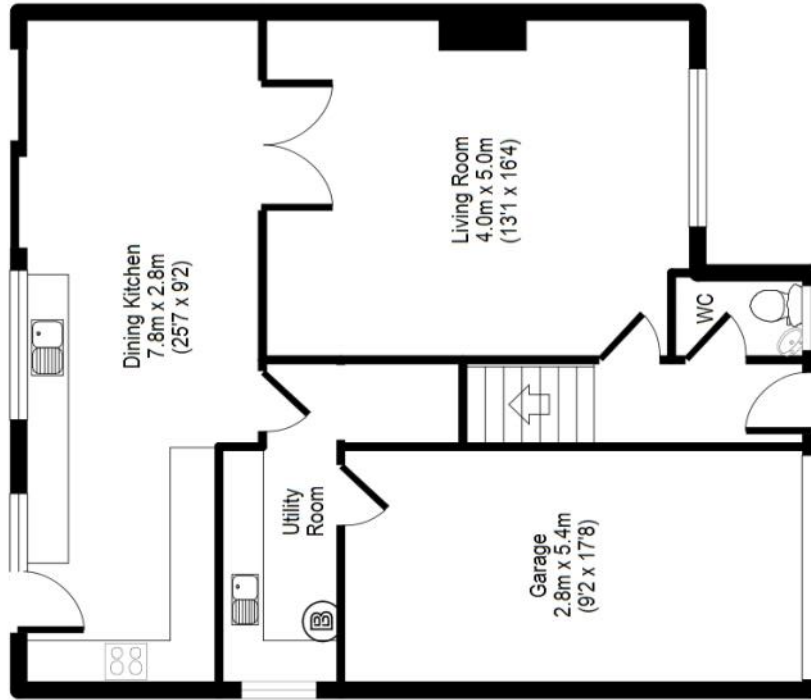
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MORTGAGE ADVICE

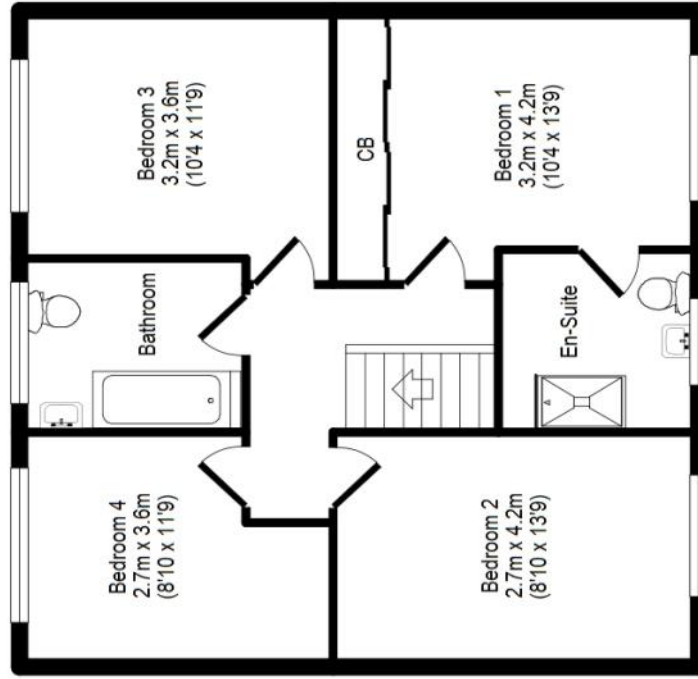
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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Ground Floor



First Floor

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.

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