

# MARSH & MARSH PROPERTIES

5 Arnold Royd, Rastrick, HD6 3LB

£275,000



Situated on a quiet street in Rastrick is this ideal family home offering six double bedrooms. If you are looking for a property with a large amount of internal space then this will certainly be of special interest. This extended and well-presented house features an elevated front garden that not only enhances kerb appeal but also provides additional privacy. To the rear is a well presented lawned and patio garden, south-east facing offering a real sun trap; ideal to sit out and relax and also featuring a large storage shed. The house has ample on street parking to the rear side of the property and to the front side.

Internally this property certainly has plenty on offer. Having being extended, the house features large rooms throughout; perfect for a growing family looking for plenty of space. The house has a modern décor throughout and is pleasantly light and bright owing to the numerous large windows. Anyone looking for a work from home workshop space will find the garage an ideal addition to the property. With its warm and welcoming living room, large and open plan dining/kitchen, rear conservatory (overlooking the rear garden), six double bedrooms (situated over two floors and one with an en-suite shower room) and a well presented house bathroom. If you are looking for that ideal family “forever home” this will be the house for you.

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

Tel: 01422 648 400

[info@marshandmarsh.co.uk](mailto:info@marshandmarsh.co.uk)

[www.marshandmarsh.co.uk](http://www.marshandmarsh.co.uk)

The property is situated just a “stone’s throw” from Brighouse town centre and, therefore, offers easy access to its excellent amenities, local shops and services. Brighouse train station is just a 5-minute walk away providing access to its excellent services, in addition to the Grand Central train service. The property is just a short 5-minute drive from the M62 motorway providing quick and easy access to the major cities of Leeds, Bradford and Manchester. The property is also within the catchment areas of good primary and secondary schools.

Owing to the fantastic amount of space on offer, its private location and modern styles, this property will be the ideal home for any family and certainly requires an internal inspection in order to be fully appreciated.

From the front of the property a uPVC double glazed door opens into the

### HALLWAY

With a wood laminate flooring, wall mounted coat hooks, central light fitting and an alarm control panel.

From the hallway a wooden door opens into the

### LIVING ROOM



A spacious living room creating the ideal communal space to sit back and relax. The living room is well illuminated via a central light fitting and from the ample natural light from the large uPVC double glazed window to the front elevation. An electric fire, on a wooden hearth and with wooden mantelpiece, creates an ideal central feature for the whole room. With a carpeted floor, double radiator and television

access point.



From the living room a wooden door opens into the

### DINING KITCHEN



A large, spacious and open plan dining kitchen that offers more than ample space for a large family dining table to one side with ample work space to the other side. The room is bathed in natural light owing to a uPVC double glazed window overlooking the gardens to the rear and a large set of sliding uPVC double glazed doors opening into the conservatory. The room also benefits from an under stairs storage cupboard/pantry. To one side of the room is a “U” shaped

set of laminated work surfaces, all with under counter cupboards. With a large range style cooker, extractor hood, two central light fittings, double radiator, splashback tiling, wood laminate flooring, fitted dishwasher, space for a fridge/freezer and a stainless steel sink with stainless steel mixer tap.



From the dining kitchen a sliding uPVC double glazed door opens into the

### CONSERVATORY



A light and bright conservatory that provides the ideal vantage point overlooking the rear garden. Access is provided to the patio via a set of uPVC double glazed French Doors. With a wood laminate floor and double radiator.



From the garage a wooden door provides access to the

### UTILITY ROOM

An ideal addition to the property providing the perfect location for a washing machine (plumbing installed) and a dryer. With a vinyl floor, single radiator and central light fitting.

From the utility room a wooden door opens into a

### WC

An ideal addition to the property providing ground floor facilities. With a vinyl floor, pedestal washbasin, close coupled toilet, frosted uPVC double glazed window to the front elevation, central light fitting, tiled walls and extractor point.

From the hallway carpeted stairs lead up to the

### LANDING

With a carpeted floor, uPVC double glazed window to the front elevation, two central light fittings and a double radiator.

From the landing wooden doors open into

### BEDROOM 1



A large master bedroom offering ample space for a super king sized bed along with additional bedroom furniture. The room also features two uPVC double glazed windows, to the front elevation, providing ample natural light. With a carpeted floor, central light fitting and two single radiators.



### BEDROOM 3



A spacious third bedroom offering plenty of space for a double bed along with additional furniture. With a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation, overlooking the gardens and the grassland beyond, and a double radiator.

### BEDROOM 2



Another large bedroom offering ample space for a king sized bed along with additional bedroom furniture. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and double radiator.

### BEDROOM 4



Another spacious bedroom; the fourth room offers plenty of space for a double bed along with additional furniture. With a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation and a double radiator.

From the fourth bedroom a wooden door opens

into the

### EN-SUITE



A well laid out en-suite that makes excellent use of the space on offer. With a walk in style shower cubicle, vinyl floor, tiled walls, pedestal washbasin, close coupled toilet, stainless steel towel radiator, central light fitting, extractor fan and a frosted uPVC double glazed window to the rear elevation.

From the landing a wooden door opens into the

### BATHROOM



A well-presented, modern and stylish house bathroom offered with a modern décor. With a panel bath, over bath shower, low flush toilet, pedestal washbasin, vinyl floor, frosted uPVC double glazed window to the rear elevation, tiled walls, storage cupboard, central light fitting and extractor fan.

From the hallway a series of carpeted stairs, with overhead Velux window, lead up to the

### UPPER LANDING

With carpeted floor and central light fitting.

From the upper landing wooden doors open into

### BEDROOM 5



A large fifth bedroom, again offering space for a king-sized bed along with additional furniture. The room also features a door leading into the eaves storage space, ideal for suitcases etc. With a carpeted floor, ceiling inset spotlights, beamed ceiling, double radiator and two Velux windows to the front and rear elevations.

### BEDROOM 6



Another large bedroom, the 6<sup>th</sup> room features space for a king-sized bed along with additional furniture. With a carpeted floor, ceiling inset spotlights, beamed ceiling, double radiator and two Velux windows to the front and rear

elevations.



## WORKSHOP / GARAGE



An excellent feature to the property is the large

workshop/garage. The space offers plenty of room for storage and is currently utilised as a large and well kitted work area. With numerous central strip lights, power outlets, frosted uPVC double glazed windows to the front elevation and an electric garage door to the rear elevation opening onto the rear pathway in the garden.

## GARDENS



To the front of the property is a raised, private, garden with lawns and flowerbeds, all with a hedge border creating a charming kerb appeal and first impression to the property. The front garden also enhances privacy for the property and has a gate to the front.

To the side of the property is an enclosed patio seating area with brick surround.



To the rear of the property is a well maintained lawned and patio garden. From the edge of the house is a brick paved patio seating area, with bricked pathway leading to the gated access to the rear. Surrounding the patio are multi-tier lawns creating an ideal place to sit back and relax or for children and pets to play safely owing to the enclosed nature of the garden. To the rear corner is a large storage shed.



### **PARKING**

To the side and front of the property there is ample on street parking.

### **GENERAL**

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



### **TO VIEW**

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

### **DIRECTIONS**

From Brighouse town centre head towards Rastrick on Bramston Street (A643) for 0.6 miles and then at the roundabout take the 2<sup>nd</sup> exit onto Church Street and then the slight right onto Jumble Dyke and continue as the road becomes Tofts Grove. After 0.3 miles take a slight right onto Lower Edge Road and then after 0.4 miles turn right onto Nunnery Lane and then right onto Arnold Royd. Follow the road around and look out for the Marsh & Marsh Properties "For Sale" sign on the right hand side identifying the property. For sat nav users the postcode is: HD6 3LB

### **MORTGAGE ADVICE**

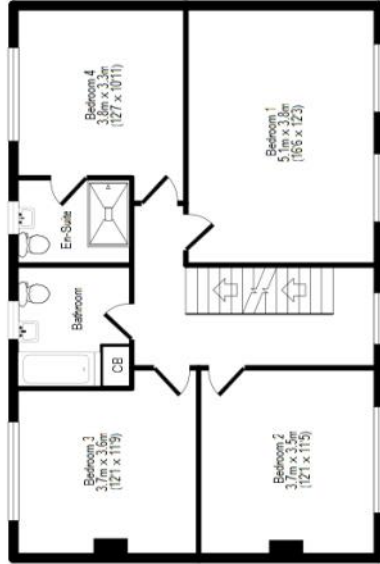
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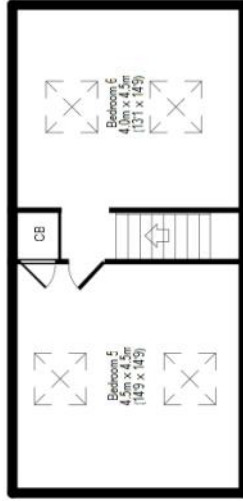
## 5 Arnold Royd, Rastrick, HD6 3LB



Ground Floor



First Floor



Second Floor

APPROX GROSS INTERNAL FLOOR AREA: 206 sq. m / 2218 sq. ft

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