

MARSH & MARSH PROPERTIES

2 Scholey Road, Rastrick, HD6 3EW

£195,000



Situated on the quiet Scholey Road - in a sought after residential location, in the Rastrick village, on the outskirts of Brighouse - is this charming three bedroomed, end-of-terrace, property. A pleasant approach leads up to this well-presented, brick built, property; benefitting from driveway parking for two cars to the front elevation and from a bike garage offering additional storage space. To the rear of the property is a well-maintained, south-facing, patio and lawned garden offering the perfect place to sit back and relax. The ideal property for any growing family, property investor or first time buyer looking for that special something.

Internally the property is well-presented with a neutral and modern décor throughout, therefore, presenting the opportunity for any prospective buyer to move in with little work required. The property has undergone an extension to the side, providing the bike garage and with a spacious and stylish dining room to the rear adjoining the kitchen, a real boon for the property. With its spacious and bright living room, large breakfast kitchen (that can double as a dining kitchen enabling the current dining room to be used as a second reception room), three bedrooms (two with space for a double bed), modern shower room, boarded storage loft and keeping cellar.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

This property benefits from being within the catchment areas of outstanding primary and good secondary schools. The property offers outstanding transport connections with the M62 just a quick 5 minutes' drive away to either junction 24 or 25 offering direct routes to the cities of Leeds, Manchester and Bradford. Brighouse town centre is a short walk away providing access to its excellent shops and services. Brighouse train station is well connected and provides outstanding links to local towns and cities, including access to the Grand Central train service.

Just step inside and you will immediately feel at home with this charming property; with its stylish modern décor, south facing rear garden and ample internal space an appointment to view is essential to fully appreciate this property.

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

HALLWAY

A charming and welcoming reception into the property; the hallway features a wood laminate floor, single radiator and central light fitting.

From the hallway a wooden door opens into the

LIVING ROOM



A spacious living room offering ample space for a three piece suite along with additional furniture. The room is bathed in natural light owing to the large uPVC double glazed bay window to the front elevation. The room has an opening for the fireplace that is currently used as a central feature with houseplants. With a wood laminate floor, central light fitting, cornice to ceiling, double

radiator and television access point.



From the living room a wooden door opens into the

BREAKFAST KITCHEN



A large and spacious breakfast kitchen, which could double as a dining kitchen should the owners wish. The kitchen features a uPVC double glazed door, to the rear elevation, providing access to the rear garden and receives ample natural light owing to the two uPVC double glazed windows overlooking the rear south-facing garden. The kitchen has laminated work surfaces to three walls offering plenty of work space, all with over or under counter cupboards. With a range style cooker unit, vertical style modern radiator, plumbing for a washing machine, plumbing for a dishwasher, splashback boarding, tiled floor, two sets of omni-directional ceiling spotlights, space for a fridge/freezer and a stainless steel sink with stainless steel mixer taps.



From the breakfast kitchen a wooden door opens into the

DINING / SITTING ROOM



A recently extended part of the property providing a second reception room or a separate dining room, ideal for entertaining or as a snug for cosy family gatherings. There is a set of uPVC double glazed French doors, leading out to the rear garden, that provide plenty of natural light for the room. With a wooden floor, central light fitting

and vertical style modern radiator.



From the hallway carpeted stairs lead up to the

LANDING

With a carpeted floor, frosted uPVC double glazed window to the side elevation, central light fitting and loft access hatch.

From the landing wooden doors open into

BEDROOM 1



The main bedroom offers space for a double bed along with additional furniture and presents a whole host of charm with the original cast iron fireplace remaining to the centre of the room.

With a wood laminate floor, uPVC double glazed window to the front elevation, single radiator and central light fitting.

BEDROOM 2



Another double bedroom that benefits from charming views, to the rear elevation, from its uPVC double glazed window overlooking the gardens. With a carpeted floor, central light fitting and double radiator.

BEDROOM 3

Currently utilised as an office space but would be ideal for a child's room or as a guest bedroom. With a wood laminate floor, uPVC double glazed window to the front elevation, single radiator and

central light fitting.



SHOWER ROOM



A highly modern and stylish shower room utilising greys, blacks and white tones to create a neutral décor. With a large corner shower cubicle featuring a rainfall style shower head, close coupled toilet, vanity inset washbasin, frosted uPVC double glazed window to the rear elevation, mermaid board splashbacks, vinyl floor, ceiling inset spotlights, stainless steel towel radiator and an extractor fan.

From the landing a loft hatch provides access to the

LOFT STORAGE

An excellent addition to the property providing ample additional storage space being boarded and having a light fitting.

From the kitchen a wooden door opens onto stone steps that lead down to the

CELLAR

An excellent addition to the property offering additional storage space and housing the boiler. The cellar is illuminated via a central light fitting.

GARDENS

To the front of the property is a shrub garden with brick border wall that encloses the front and not only enhances privacy but provides an enhanced kerb appeal.



To the rear of the property is the beautifully maintained, south-facing, gardens. From the edge of the property is a patio seating area, ideal to sit back and relax and enjoy the sun or to have a barbeque. From the edge of the patio is a lawned area, perfect for children and pets to play, especially owing to the enclosed nature of the garden with the surrounding wooden fence. To the rear corner of the garden is a wooden hut.



PARKING & GARAGE



To the front of the property a flagged driveway offers space for two cars.

To the rear of the drive is a bike garage, featuring an electric opening door, which offers a fantastic amount of storage space, or the ideal place for a workshop.

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 towards Rastrick, crossing over the River Calder on Bridge Road and at the roundabout continue straight over onto Bridge End. Continue straight for 0.1 miles and as the road turns into Rastrick Common, continue straight onto Rastrick Common for a further 0.3 miles. Then take a left onto Scholey Road and after 70m the property will be on your

right hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

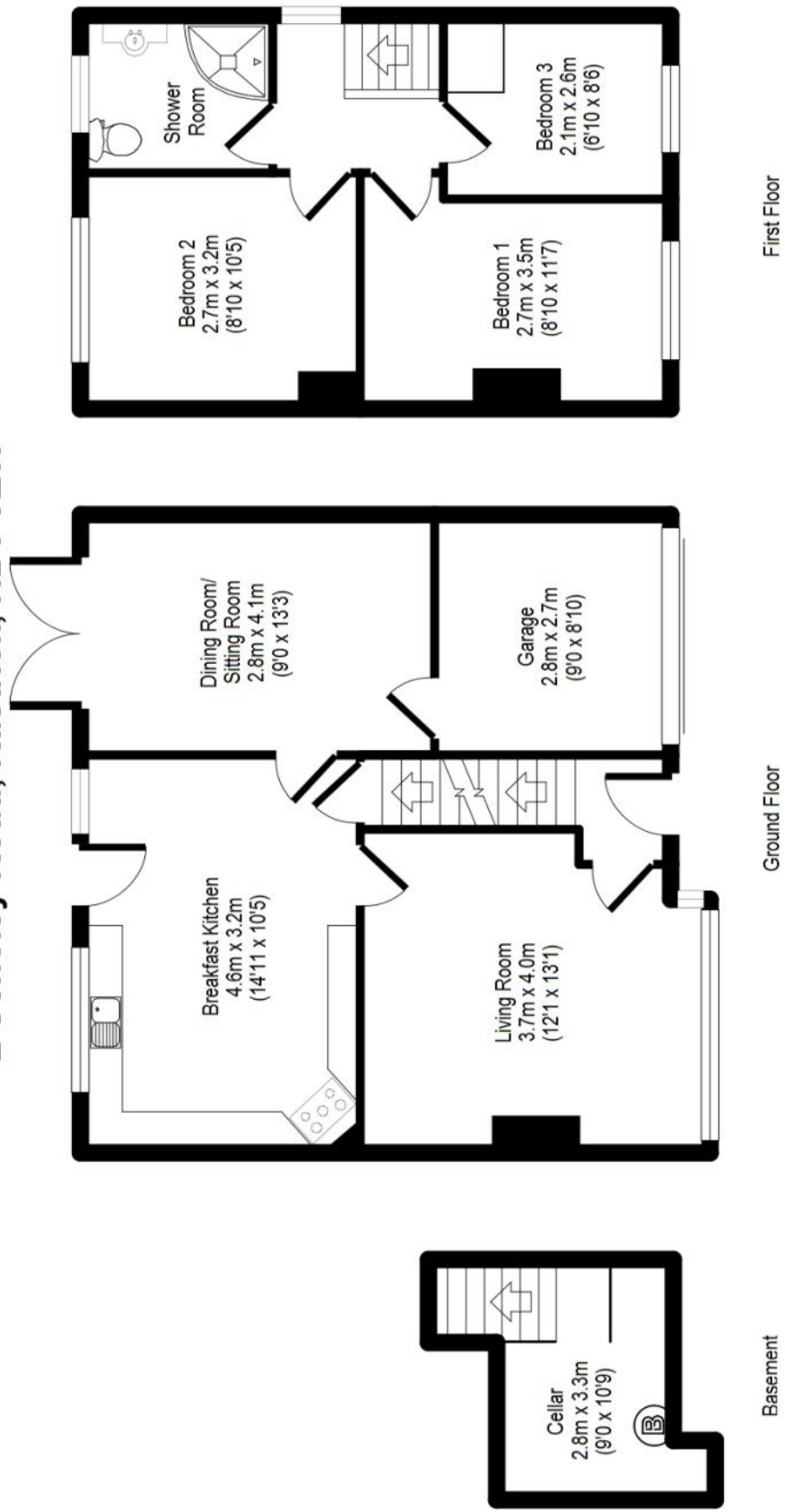
For sat nav users the postcode is: HD6 3EW

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.

2 Scholey Road, Rastrick, HD6 3EW



APPROX GROSS INTERNAL FLOOR AREA: 88 sq. m / 942 sq. ft

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