

MARSH & MARSH PROPERTIES

2 Sugden Close, Rastrick, HD6 3EQ

£200,000



****ATTENTION ALL YOUNG FAMILIES OR A PROFESSIONAL COUPLE**** Set on a quiet Cul-De-Sac is this delightful and well-presented three bedroom semi-detached property, which is conveniently positioned within walking distance to local schools, Brighouse town centre and the railway station for anyone who commutes to either Manchester or Leeds. An early viewing comes highly recommended to appreciate what is on offer here and to avoid any disappointment. In brief comprises of a side entrance hall, lounge, and a dining kitchen to the ground floor. Three bedrooms and the house bathroom are all to the first floor along with loft access. Externally you will find gardens to three side and a driveway for two vehicles.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

ENTRANCE HALL

Accessed from the side of the property via a composite double glazed door with a radiator and a useful under the stair's storage cupboard.

LIVING ROOM 4.4 x 4.3m (14'7 x 14'1)



Centre stage of this spacious room is an impressive stone fireplace which houses a coal effect, living flame gas fire. Completing the room is a radiator, mains smoke alarm and a large UPVC bay window.

DINING KITCHEN 4.4 x 2.5m (14'7 x 8'0)

A wide range of wall and base units provide ample storage space and incorporate a stainless steel sink with a chrome mixer tap and splash back

tiling. There is a built-in electric oven and an induction hob with a cooker extractor hood above along with a space and plumbing for a washing machine. Completing the room is a radiator, laminate flooring, UPVC window and UPVC French doors lead out to the rear garden.



LANDING

An open staircase leads up from the lounge to the landing area where you will find the loft access, a mains smoke alarm and a UPVC window.

BEDROOM ONE 2.3 x 4.3m (7'8 x 14'1)



A double room with a built-in wardrobe which boasts sliding mirrored doors, a radiator and a UPVC window.



BEDROOM TWO 2.3 x 2.8m (7'8 x 9'4)



A double room with a radiator and a UPVC window.

BEDROOM THREE 2.1 x 2.0m (6'10 x 6'6)

A single room with a radiator and a UPVC window.

BATHROOM

This three piece suite comprises of a bathtub with a shower above, pedestal sink and a low flush toilet. Completing the room is a radiator, part tiled walls, shaver point, extractor fan, UPVC window and a useful storage cupboard.



EXTERNAL



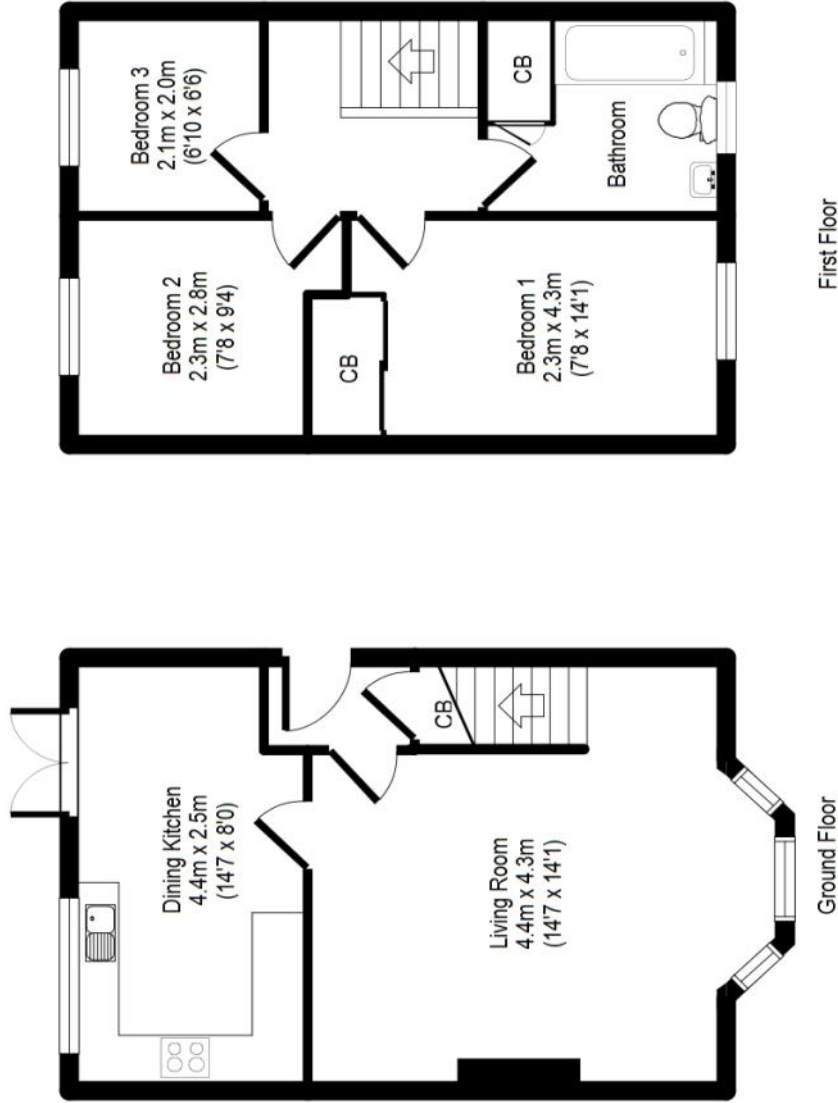
To the front you will find a well presented enclosed lawn garden which leads to the side

where you will find raised flower beds. At the rear there is a patio and lawn garden along with a driveway for two vehicles.



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 Sugden Close, Rastrick, HD6 3EQ



APPROX GROSS INTERNAL FLOOR AREA: 61 sq. m / 658 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