

MARSH & MARSH PROPERTIES

53 Reins Road, Rastrick, HD6 3JQ

£195,000



This two bedroomed, dormer bungalow is located on a quiet cul-de-sac in the Rastrick village. The property is offered with the added advantage of NO CHAIN with a fantastic amount of potential. From the moment you arrive you will be impressed by the kerb appeal of the property, with a spacious front garden that borders the driveway. The driveway offers ample space for 3 cars and also an additional space provided by the single garage to the rear of the drive. To the rear of the property is a spacious lawned garden, fully enclosed and, owing to its south facing nature, is a real sun trap.

Internally the property has a fantastic amount of space on offer and creates a fantastic potential for anyone who wants to put their own stamp onto the property. The house features a spacious living room, open plan dining room, well laid-out kitchen, rear office area, garden view sitting room, shower room, two bedrooms on the first floor and first floor WC. From the moment you step inside you will realise the potential on offer with this property.

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The property benefits from being within close proximity to outstanding primary and good secondary schools, both within easy walking distance. It is also just a 5 minute drive from Brighouse town centre, providing access to the fantastic shops and services of the town, as well as easy access to Brighouse train station (10 minutes' drive) providing rail connections to the local area and access to the Grand Central train service. Just a 6 minutes' drive away is Junction 24 onto the M62, providing quick access to the major cities: Leeds, Manchester and Bradford.

Owing to the fantastic features on offer, its south facing garden, private parking and great internal potential with the property, all with the added advantage of NO CHAIN, an appointment to view is essential.

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

HALLWAY

With a vinyl floor, central light fitting and corner cupboard storage space.

From the hallway a bi-folding door open into the

KITCHEN



A well laid out kitchen that features a "U" shaped set of work surfaces, all with over and under counter cupboards and drawers that offers an ample amount of work and storage space. With an integrated hob, integrated oven, vinyl floor, tiled splashbacks, central strip light, uPVC double glazed window to the front elevation, plumbing for a washing machine, space for a dryer and space for a fridge/freezer.



From the hallway a wooden door opens into the

LIVING ROOM



A spacious living room that offers ample room for

a three piece suite along with additional furniture. A central electric fireplace, on a stone hearth and with stone mantelpiece, creates a charming feature. With a carpeted floor, two central light fittings, uPVC double glazed window to the front elevation, television access point and single radiator.

To the rear of the living room a large opening leads into the

DINING ROOM



An open plan area from the living room, the dining room offers plenty of space for a family dining table. With a carpeted floor, central light fitting, single radiator and single glazed window that looks into the sitting room.

From the dining room a wooden door opens into the

OFFICE

An excellent addition to the property, the office area is also the location of the staircase that leads to the upper floor. An ideal place for a work from home office and also features additional under stairs storage space. With a wood laminate floor, central light fitting, single radiator and uPVC

double glazed window to the rear elevation.



From the office a wooden door opens into the

SITTING ROOM



An excellent addition to the property offering extra communal space. The room also offers space for a three piece suite and offers a charming view of the rear garden from its uPVC double glazed sliding doors, in addition to the uPVC double glazed window to the side elevation. Two mirrored alcove cupboards offer additional storage space. With a wood laminate floor, central light fitting and single radiator.

From the hallway a wooden door opens into the

SHOWER ROOM



A well-presented shower room with a large corner shower cubicle, close coupled toilet, ½ pedestal washbasin, tiled floor, tiled walls, uPVC double glazed window to the side elevation, central light fitting and stainless steel towel radiator.

From the office a carpeted staircase leads up to the

LANDING

With a carpeted floor and central light fitting.

From the landing wooden doors open into

BEDROOM 1



A large and spacious master bedroom that provides ample space for a king sized bed along with additional furniture. The room features fitted cupboards to the eaves offering additional storage space. With a wood laminate floor, two central light fittings, uPVC double glazed window to the rear elevation and single radiator.

BEDROOM 2



A spacious second bedroom offering room for a double bed. With a wood laminate floor, central light fitting, uPVC double glazed window to the side elevation, eaves storage cupboards and single radiator.

WC

An excellent addition to the property offering first floor facilities. With a vinyl floor, close coupled toilet, washbasin, tiled splashbacks, wall mounted light fitting, extractor fan and stainless-steel towel radiator.

GARDENS



To the front of the property is the landscaped, flagged, flowerbed garden with front lawn area, all enclosed by stone wall and hedge to create a charming frontage to the property and enhancing the kerb appeal. The front garden is a sizable

space and borders the front driveway.



To the rear of the property is the spacious dual-tier, lawned, garden, with greenhouse, offering an ideal place to sit out and relax owing to the south facing orientation. The rear garden is fully enclosed and creates the perfect place for children and pets to play in a secure setting.



PARKING

The driveway offers parking for three cars, with an additional secure parking space provided by the single garage to the rear of the drive.

GENERAL

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

TO VIEW

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

LOCATION

What3words: [///images.loft.intro](https://www.what3words.com/#!/images.loft.intro)

Google Plus Code: M5VX+GR3 Brighouse

For sat nav users the postcode is: HD6 3JQ

MORTGAGE ADVICE

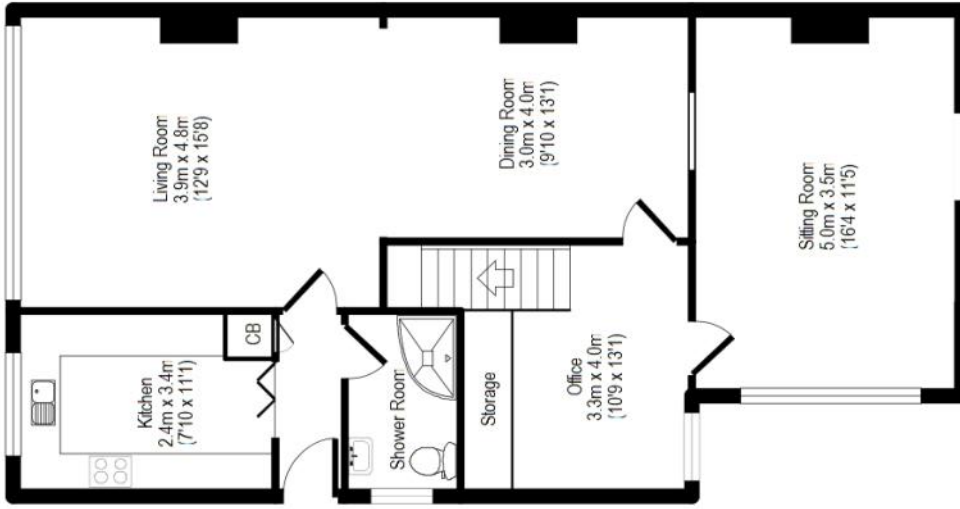
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a

call on 01422 648 400.

DISCLAIMER

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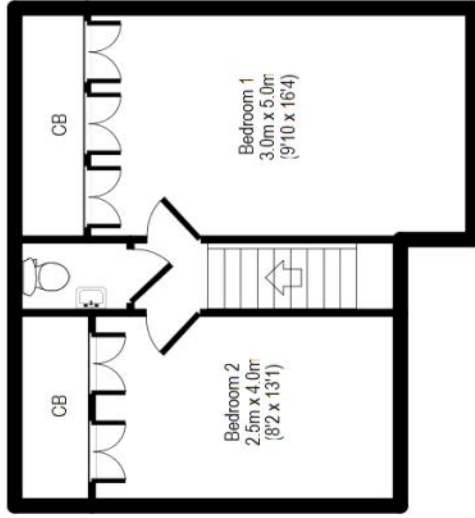
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Ground Floor

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.

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First Floor

APPROX GROSS INTERNAL FLOOR AREA: 108 sq. m / 1162 sq. ft