

MARSH & MARSH PROPERTIES

5 Robertson Avenue, Rastrick, HD6 3ER

£195,000



If you are looking for a charming property, perfect for a first time buyer, professional couple or anyone looking for a smart and stylish property, this will be the house for you. Located on a quiet and peaceful cul-de-sac, in a well-regarded area of Rastrick, this two bedroomed, semi-detached, property certainly requires further attention in order to be fully appreciated. The house benefits from a driveway parking forecourt, to the front elevation, offering space for two cars. To the rear of the property is a flagged patio seating area and artificial lawn offering the ideal low-maintenance family space.

Internally the property is beautifully presented with a modern and stylish décor throughout that offers the added potential to move in with little to no work required. The house offers a surprising amount of communal space that certainly needs to be viewed. With its warm and welcoming living room, well-appointed kitchen, spacious conservatory/dining room, two double bedrooms, nursery/work from home office and house bathroom.

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

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This property benefits from being within the catchment areas of outstanding primary and good secondary schools. There are 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.

Owing to the fantastic amount of features on offer with this property, all for a realistic asking price, an appointment to view is essential.

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

HALLWAY

A charming entrance hallway presenting a welcoming first impression for the property. With its carpeted floor, central light fitting and single radiator.

From the hallway a wooden door opens into the

LIVING ROOM



A beautifully presented living room that offers the ideal family communal space and has plenty of space for a three piece suite. The living room is bathed in natural light owing to the uPVC double glazed window to the front elevation. A gas fire, on a granite hearth and with a wooden mantelpiece, offers a charming central feature for the whole room. With a carpeted floor, central light fitting and cornice to ceiling.



From the living room double doors open into the

KITCHEN



A well-appointed kitchen that offers plenty of

work space owing to the solid granite surfaces, to three walls, all with ample cupboard storage space. An under stairs cupboard offers a large amount of additional storage space, ideal for use as a kitchen pantry. With an integrated hob, integrated oven, plumbing for a washing machine, stainless steel extractor, vinyl click style flooring, uPVC double glazed window to the side elevation, window opening into the conservatory, ceiling inset spotlights, space for a fridge/freezer and a stainless steel sink with a stainless steel mixer tap.



From the kitchen a large arched opening leads into the

DINING ROOM



A fantastic addition, the dining room (to the rear of the property) offers plenty of space for a family dining table. The room has large uPVC double glazed windows to two sides and also features a large skylight that offers additional natural light. A uPVC double glazed door provides access to the rear garden. With a double radiator, ceiling inset spotlights and vinyl click flooring.

From the hallway carpeted stairs lead up to the

LANDING

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

From the landing wooden doors open into

BEDROOM 1



A beautifully presented master bedroom that offers ample space for a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and a single radiator.

BEDROOM 2



A good sized second bedroom that offers ample space for a double bed. With a carpeted floor, uPVC double glazed window to the rear elevation, central light fitting and double radiator.

NURSERY/OFFICE



A fantastic addition to the property this bedroom has been created from bedroom 1, offering an

additional space, ideal for a nursery or work from home office. With a carpeted floor, single radiator, central light fitting and uPVC double glazed window to the front elevation.

SHOWER ROOM



A beautifully finished and presented shower room that makes excellent use of the space on offer. With a corner shower cubicle, vanity inset washbasin, close coupled toilet, tiled floor, tiled walls, frosted uPVC double glazed window to the rear elevation, extractor fan, stainless steel towel radiator and ceiling inset spotlights.

GARDENS



To the rear of the property is a fully enclosed

garden with wooden fence and gate to the front elevation. To one side of the garden is a patio seating area that has an artificial lawn to the side offering an ideal place for children to play.



PARKING



To the front of the property is a tarmac parking forecourt that offers space for two cars.

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.

LOCATION

What3words: [///alive.bells.sudden](https://www.what3words.com/alive.bells.sudden)

Google Plus Code: M6R7+XC8 Brighouse

For sat nav users the postcode is: HD6 3ER

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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APPROX GROSS INTERNAL FLOOR AREA: 68 sq. m / 728 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.

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