



Castle Avenue, Brighouse, HD6 3HT
Offers Over £260,000

Edkins & Holmes
ESTATE AGENTS

An immaculately presented three-bedroom semi-detached family home, located in a popular and well-regarded residential area of Rastrick. This attractive property offers generous and versatile living accommodation, ideal for modern family life.

The ground floor features a spacious open-plan living dining kitchen, perfect for everyday living and entertaining, complemented by a separate lounge providing a comfortable and relaxing retreat.

To the first floor is a large master bedroom, along with two further well-proportioned bedrooms, a family bathroom, and the added convenience of a separate WC.

Externally, the property benefits from a detached garage and driveway providing off-street parking for two vehicles, together with a large, well-maintained garden offering excellent outdoor space.

The property also benefits from planning permission for an extension (ref: 24/00720/HSE), presenting an excellent opportunity to further enhance and increase the living accommodation, subject to the approved plans.

Finished to a high standard throughout, this is a move-in-ready home in a sought-after location and early viewing is highly recommended



Entrance Hall

Cupboard housing boiler (full service history). Radiator. UPVC double glazed window to side elevation. UPVC double glazed door to front elevation.

Lounge 13'0" into bay x 11'4" into alcoves (3.970 into bay x 3.460 into alcoves)

Feature fireplace. UPVC double glazed bay window to front elevation.

Living / Dining Kitchen 12'11" x 15'1" + 8'1" x 6'5" (3.942 x 4.599 + 2.478 x 1.970)

Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Electric oven. Gas hob. Integrated washing machine. Integrated dishwasher. Integrated fridge / freezer. Understairs storage. Radiator. UPVC double glazed French doors to rear elevation. UPVC double glazed window to rear elevation.

Landing

Stairs leading from entrance hall. Airing cupboard. Loft access.

Bedroom One 11'0" + bay x 15'0" (3.359 + bay x 4.589)

Fitted wardrobes. Radiator. UPVC double glazed bay window to front elevation.

Bedroom Two 10'1" x 9'3" (3.076 x 2.826)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 10'4" x 5'6" (3.158 x 1.688)

Radiator. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Bath with mixer taps and shower over. Partially tiled. Traditional style radiator. Extractor fan. UPVC double glazed window to side elevation.

Separate W.C.

Low flush W.C. UPVC double glazed window to side elevation.

Parking

Driveway parking for two cars.

Garage

Detached garage.

Rear Garden

Enclosed lawn garden with seating areas.

Council Tax Band

C

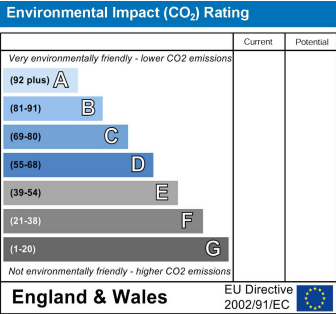
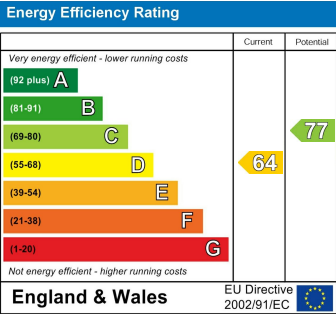
Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is: guard.flags.count

Disclaimer

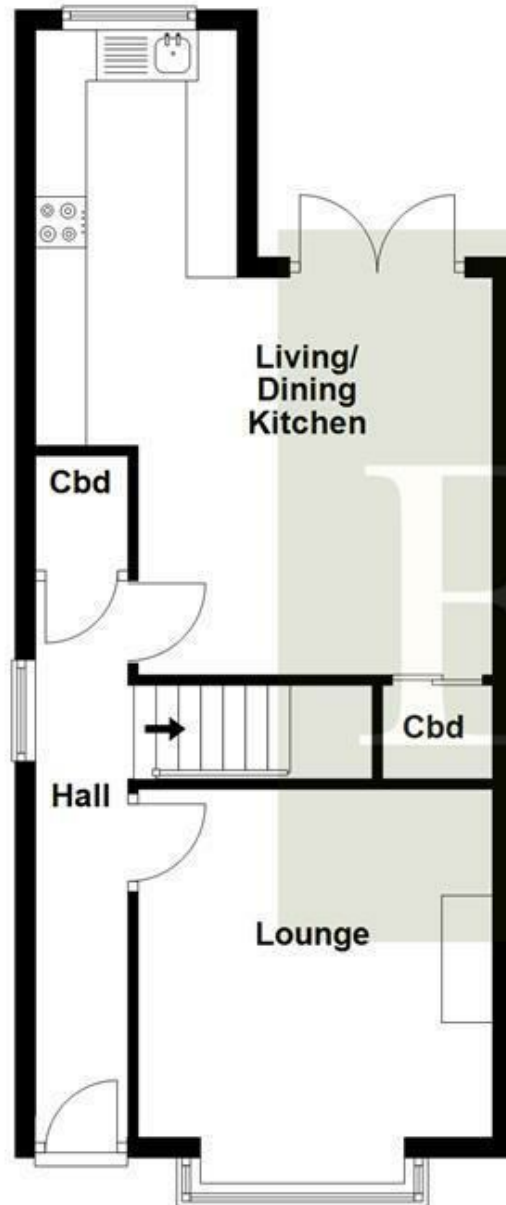
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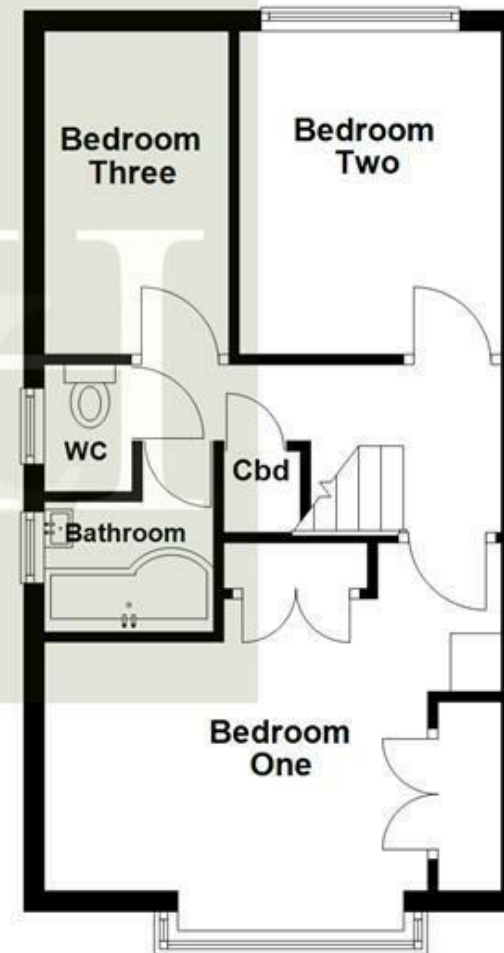




Ground Floor



First Floor



All measurements are approximate and for display purposes only
Plan produced using PlanUp.