



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

**E & H**  
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

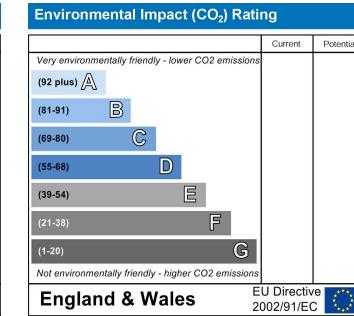
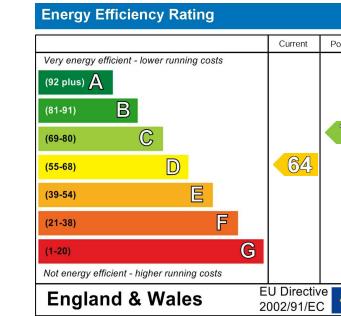
## Location

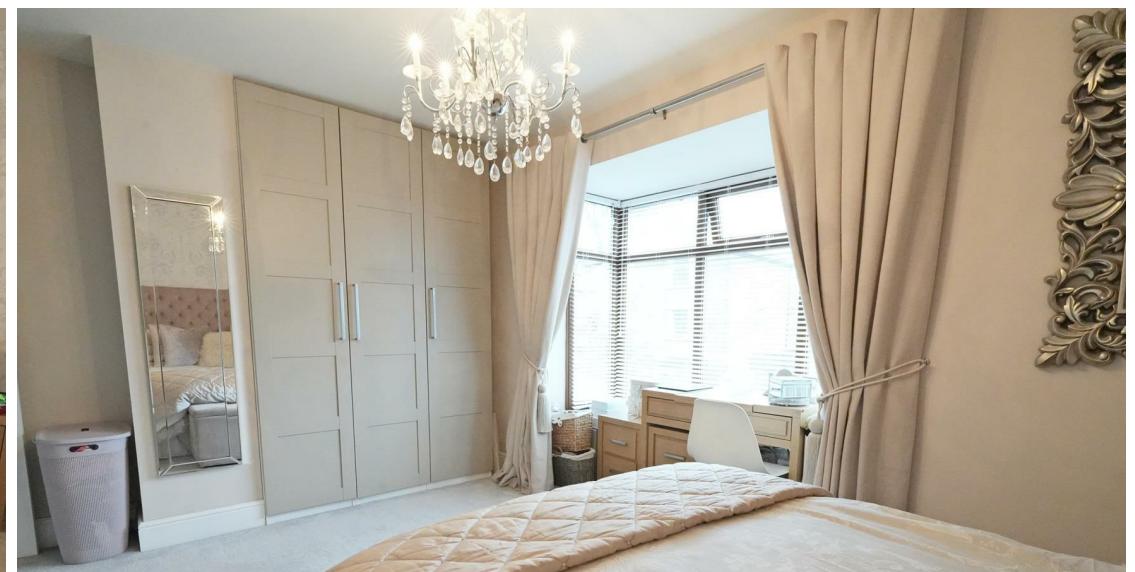
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The three words designated to this property is:  
guard.flags.count

## Disclaimer

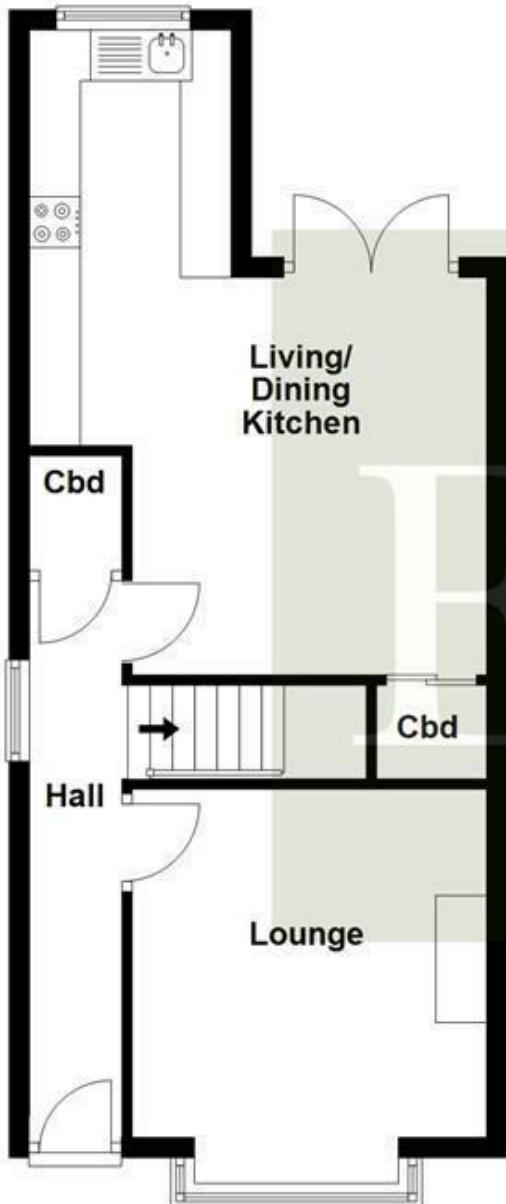
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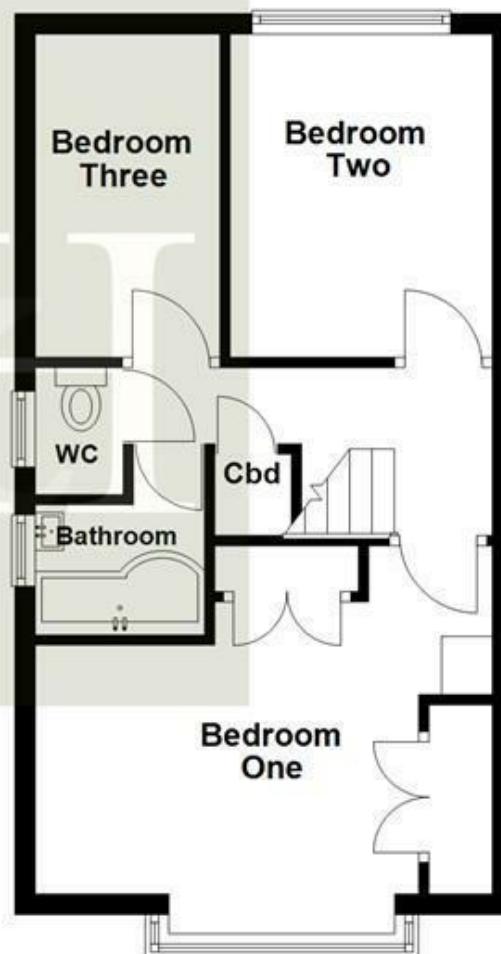




## Ground Floor



## First Floor



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

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