



**28 CASTLE AVENUE  
RASTRICK  
BRIGHOUSE  
HD6 3HT**

Looking for a bit of a project? Maybe somewhere to call home that you can really put your own stamp on? There's not a mountain of work here, but certainly enough to keep you interested, and the potential is obvious. This is a semi-detached family home which has been extended to both floors the rear but maintains such a long garden that further development would be possible, subject to planning consent and building regulations approval, of course. Keen gardeners would have a field day redesigning the rear garden, and family barbecues would certainly accommodate many, or maybe you'd put a home office in the back, or a workshop. Maybe you'd redesign the inside or maybe you love it as it is. Whatever you're thinking of doing, this property could be your answer. The entrance lobby offers a door to the bay windowed lounge to one side and the good sized dining room to the other, with a spacious kitchen rounding off the ground floor nicely. Upstairs there are two good bedrooms, a box room/home office and a large utility room leading through to a spacious bathroom. All complemented with uPVC double glazing, gas central heating and a security alarm.

**OFFERS IN EXCESS OF £150,000**

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## ENTRANCE LOBBY

### LOUNGE

4.48 x 3.40 (14'8" x 11'2")

With a splayed bay window to the front. A coal effect living flame style gas fire is set to a stone hearth and full width brick fireplace.



### DINING ROOM

4.48 x 2.94 (14'8" x 9'8")

With timber and glazed screen and door into the kitchen, an understairs storage cupboard, a glass fronted display cabinet fitted beside the chimney breast and a cupboard housing the gas boiler and the security alarm control panel.



### KITCHEN

3.36 x 2.72 (11'0" x 8'11")

Fitted with a range of base and wall units with matching drawers and complementing work surfaces to tiled surrounds, incorporating a one and a half bowl sink unit with mixer tap.



## FIRST FLOOR LANDING

A spacious landing with loft hatch.

### BEDROOM ONE

3.40 x 2.90 (11'2" x 9'6")

With fitted wardrobes.



### BEDROOM TWO

3.01 x 2.68 (9'11" x 8'10")

With fitted wardrobes.



### OFFICE/BOX ROOM

2.47 x 1.51 (8'1" x 4'11")

An good space to work from home.



## UTILITY

2.05 x 1.75 (6'9" x 5'9")

This large entrance to the bathroom has a wash basin and plumbing for a washing machine.



## BATHROOM

3.36 x 2.72 (11'0" x 8'11")

A large family bathroom which is fitted with a four piece suite consisting of a low level WC, a wash basin, a corner bath and a shower enclosure. Walls are tiled and there is a useful linen and towel cupboard.



## OUTSIDE

To the front of the property is a small garden which offers some colour. The side sees a driveway leading to a garage. The real feature of the property, however, is the long rear garden, mainly paved but with an area of lawn, split level and with three timber sheds and a greenhouse.



## ADDITIONAL INFORMATION

Tenure: Freehold.

Calderdale Council Tax Band: B.

Please note that there are solar panels fitted to the garage roof. These are owned by the property and are included as part of the sale.

## DIRECTIONS

Leave Brighouse along Rastrick Bridge and follow the road round to the mini roundabout. Take the right hand turn and follow the A643 Bramston Street towards Rastrick. Travel up the hill and, just after the road starts to level out turn right into Castle Avenue. The house can be found towards the top of the road on the right hand side. Postcode: HD6 3HT.

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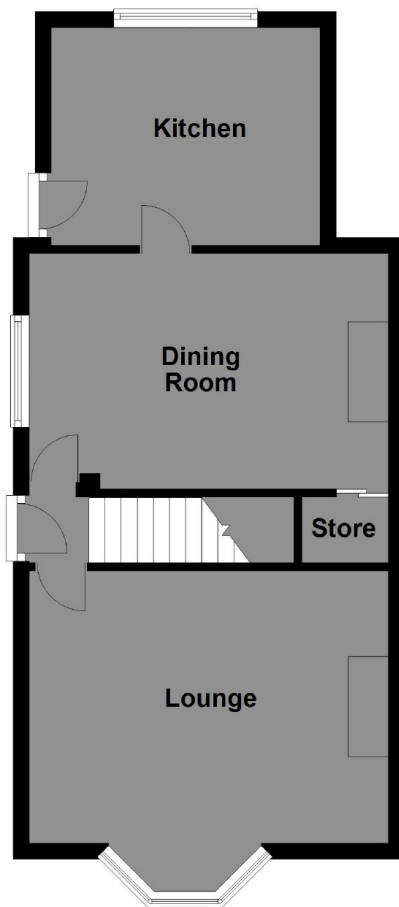
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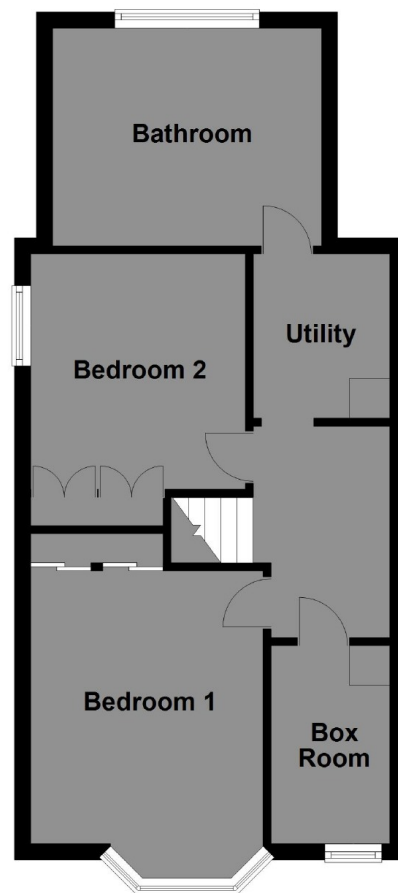
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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**Ground Floor**



**First Floor**



Floor plans are indicative and are not drawn to scale.  
Plan produced using PlanUp.