

MARSH & MARSH PROPERTIES

Raynell House, 12 Cross Lane, Clifton, HD6 4HG

£410,000



It is a rare and exciting opportunity when something so special such as “Raynell House” becomes available. Having been lovingly built, by an independent developer, to VERY high standard and quality throughout; if you are looking for that premium modern home this will be the property for you. Being a newly built house, the property is offered with the added advantage of NO CHAIN. This can be classed as an “ECO” property, featuring a fully insulated structure and a newly installed and high quality Vaillant air source heat pump that provides a very economical method of heating the property.

To the rear of the property is a multi-tier rear garden, featuring a resin patio with steps leading up to a flagged patio section and lawned area with rear flower bed. To the side of the property, bordering the driveway, there is a lawn that offers a charming feature. To the front elevation a resin driveway provides an ample amount of parking, with a single garage to the rear of the drive. The property has been installed with an electric car charging point. The property is located in a quiet location at the head of a cul-de-sac.

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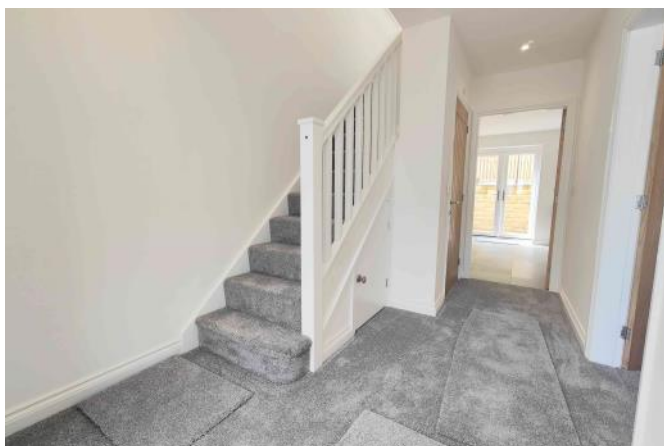
Internally this property will certainly impress and, having been finished to a high standard throughout, this house is offered in a ready to move in condition with all carpets and fittings included with the sale. Its modern and bright décor creates a welcoming atmosphere from the moment you step inside. With a light and bright living room, open and quality dining kitchen, ground floor WC, three good sized bedrooms (one with en-suite shower room) and house bathroom.

The property is within the catchment area of outstanding primary and good secondary schools, both within walking distance of the property. There are fantastic transport connections with the M62 motorway being within a 5 minute drive, offering easy access to the cities of Leeds, Bradford and Manchester. Brighouse train station is also a 5 minute drive offering its excellent local train services and access to the Grand Central train service.

Owing to the fantastic number of features on offer with this modern home, all with the added advantage of NO CHAIN, an appointment to view is essential.

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

HALLWAY



An open, bright and welcoming entrance hallway that creates the ideal reception from the moment you step inside. The hallway features a frosted uPVC double glazed window to the front elevation, under floor heating, ceiling inset spotlights, carpeted floor and under stairs storage cupboard.

From the hallway quality solid wooden doors open into the

LIVING ROOM



A well-presented, light and bright living room that offers a fantastic space to sit back and relax. The living room features a carpeted floor, uPVC double glazed windows to the front elevation, under floor heating and central light fitting.

DINING KITCHEN



A large and spacious dining kitchen creates the ideal family communal space. The kitchen is bathed in natural light owing to a uPVC double glazed window to the rear elevation and uPVC double glazed French Door that opens out into the

rear garden, in addition to the over dining light fitting and ceiling inset spotlights. There are laminated work surfaces to three walls, all with over or under counter cupboards and drawers with base board lighting and under cupboard lighting creating a well presented work area. The kitchen offers ample space to one side of the room for a large family dining table. With an integrated hob, integrated oven, modern style extractor hood, under floor heating, plumbing for a washing machine, plumbing for a dishwasher, tiled floor, glass splashback, integrated fridge/freezer and a porcelain style sink with stainless steel mixer tap.



WC



An excellent addition to the property that provides ground floor facilities. With a tiled floor, under floor heating, close coupled toilet, vanity inset washbasin, tiled walls, stainless steel towel radiator, ceiling inset spotlights and extractor fan.

From the hallway carpeted stairs lead up to the

LANDING

A light, bright and open landing with a carpeted floor, uPVC double glazed window to the side elevation, loft access hatch and ceiling inset spotlights.

From the landing a wooden door opens into

BEDROOM 1



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



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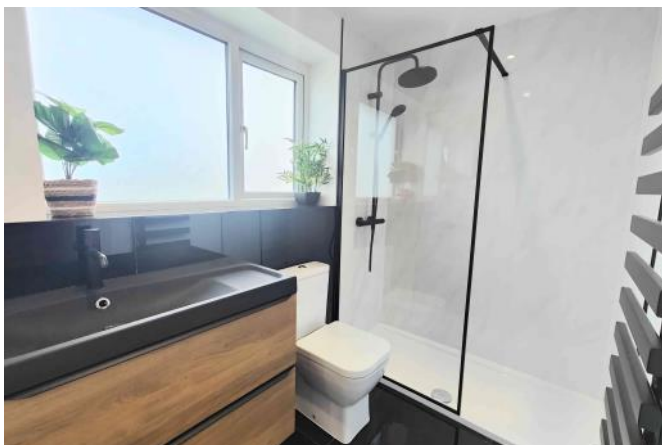
From the hallway wooden doors open into

BEDROOM 2



From bedroom 1 a wooden door opens into its

EN-SUITE



A very stylish and opulent en-suite shower room that has made excellent use of the space on offer to create a highly functional room. With its walk-in rainfall shower, glass splash guard, close coupled toilet, tiled splashbacks, tiled floor, towel radiator, vanity inset washbasin, ceiling inset

A good sized second bedroom, again offering space for a double bed along with additional furniture. With a carpeted floor, single radiator, central light fitting and uPVC double glazed window to the rear elevation.

BEDROOM 3



A well-presented third bedroom that offers the ideal place for a child's bedroom, work from home office or guest bedroom. With a carpeted floor,

single radiator, central light fitting and uPVC double glazed window to the rear elevation.

BATHROOM

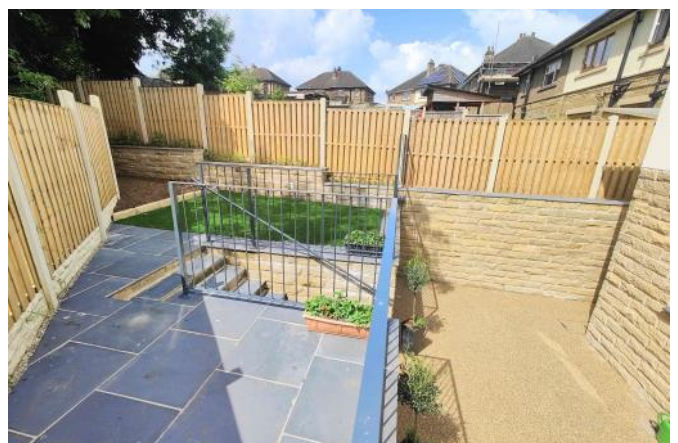
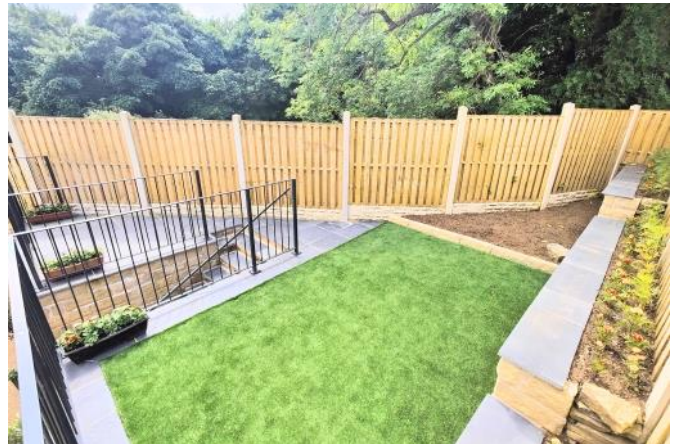


The house bathroom offers a beautifully presented space that has been lovingly crafted to create the ideal place to lay back and relax. With its panel bath, tiled floor, tiled walls, vanity inset washbasin, close coupled toilet, towel radiator, ceiling inset spotlights and frosted uPVC double glazed window to the side elevation.

GARDENS



To the side of the property is a grass area that borders the front driveway and creates a charming kerb appeal and frontage to the property.



To the rear of the property is a resin patio area that creates a charming seating space. A series of steps lead up to an elevated lawned area that leads to a flowerbed at the rear. To the side of

the lawn is a flagged patio area. The garden is fenced on all sides and borders the allotment to the rear.



PARKING & GARAGE



The front resin driveway offers a private parking space.

To the rear of the drive is a single garage with central light fitting and power outlets. The garage houses the hot water tanks.

GENERAL

The property has the benefit of mains services, electric and water with the added benefit of uPVC double glazing and modern air source heat pump

heating system.

Building Info:

Insulation External Wall Cavities – 150mm with 100mm boards

Stud wall insulation

Loft insulation – 400mm

Vaillant air source heat pump.

ASHP – 2 Year guarantee / 7 Year product guarantee

TO VIEW

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

LOCATION

What3words: [///gain.zealous.ends](https://www.what3words.com/#!/gain.zealous.ends)

Google Plus Code: M6XX+8HM Brighouse

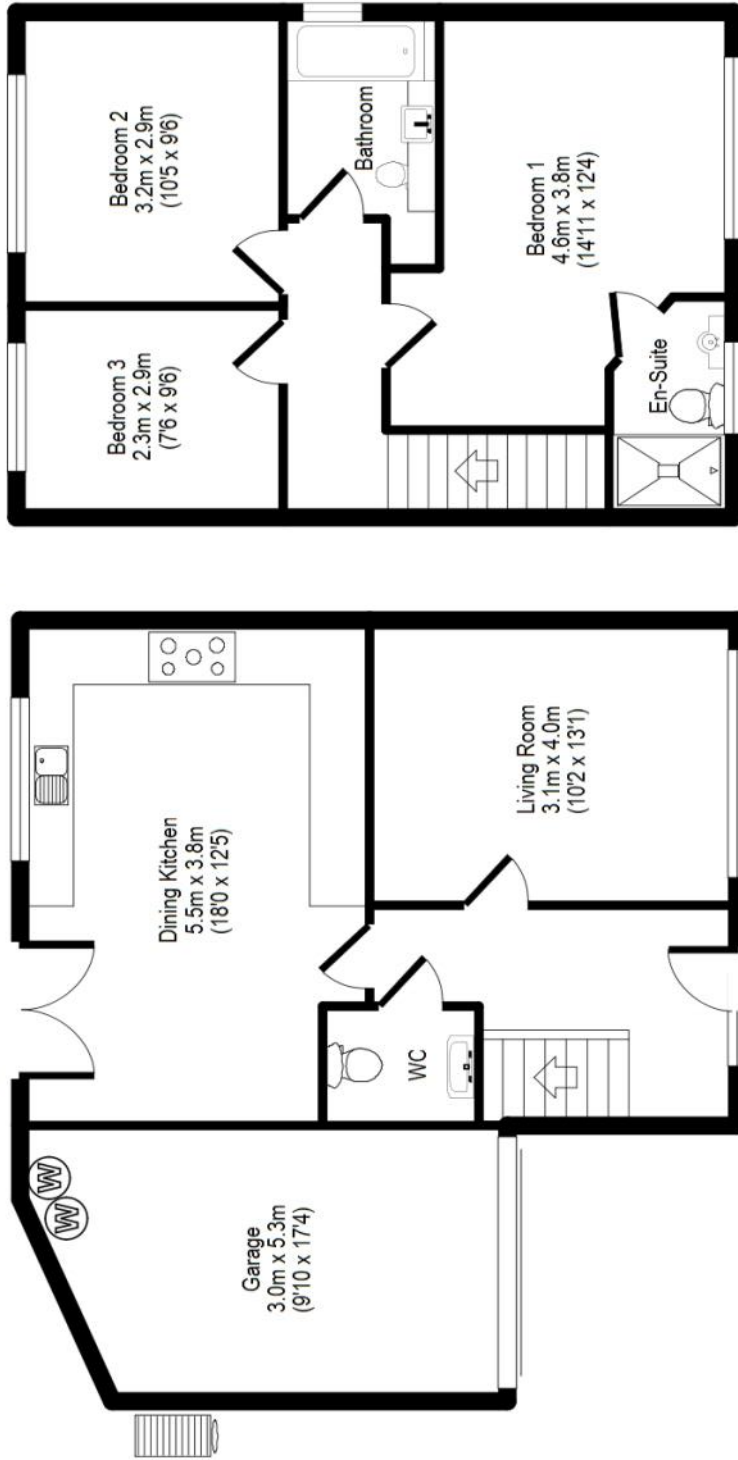
For sat nav users the postcode is: HD6 4HG

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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Ground Floor

First Floor

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