

MARSH & MARSH PROPERTIES

2 Foxcroft Drive, Rastrick, HD6 3PQ

£220,000



****ATTENTION ALL YOUNG/GROWING FAMILIES AND COUPLES OR FIRST TIME BUYERS**** A THREE BEDROOM family home situated in Rastrick and within walking distance from highly regarded local schools along with being just a short drive from Brighouse town centre, the railway station and easy access to the M62 motorway. This property boasts ample outdoor space to three sides of the property as well as a pleasant outlook to the front of the house. In brief, you will find an entrance lobby, a kitchen with under-stair storage, and a spacious lounge on the ground floor. On the first floor, a landing provides access to a partially boarded loft, two double bedrooms, single bedroom, and the house bathroom. Externally, there are garden areas around three sides of the property, including an enclosed rear garden. Additionally, there is a driveway and on-street parking. An internal inspection is strongly advised to fully appreciate this property.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

ENTRANCE LOBBY



Enter the property via the composite front door and into the entrance lobby with hardwood flooring and a radiator. This welcoming entrance also has a UPVC window and a UPVC door leading to the rear garden.

KITCHEN 4.2 x 3.7m (13'11 x 12'2)



A wide range of wall and base units including a sink with a chrome mixer tap and splashback tiles. Along with a built-in oven, hob, and extractor fan, there is a space and plumbing for a dishwasher, washing machine, and tall fridge freezer. Additionally, there is under-stair storage, a radiator, coving, and two UPVC windows.



LIVING ROOM 4.2 x 5.9m (13'11 x 19'6)



A substantial lounge with a modern electric fire set in a wooden fireplace, radiator, and coving. There is also a full-length UPVC window with pleasant views which helps to flood the room with natural light.

LANDING

Stairs lead up from the entrance lobby to a landing which provides access to a partially boarded loft for storage via a pull-down ladder.

BEDROOM ONE 4.1 x 4.0m (13'5 x 12'11)

A double room with fitted wooden wardrobes, a radiator, and a UPVC window with satisfying

views.



BEDROOM TWO 3.3 x 2.6m (10'9 x 8'6)



A double room with a radiator and a UPVC window.

BEDROOM THREE 2.1 x 3.0m (6'10 x 10'0)



A room with a storage cupboard, radiator, and a UPVC window.

SHOWER ROOM



A modern three-piece suite comprising of a glass shower cubicle with a handheld and rainfall power shower above, a low flush toilet, and a vanity sink. To complete this room there are tasteful tiles, towel radiator, ceiling spotlights, and a UPVC window.

EXTERNAL



To the front, there is a lawn with a hedge, mature plants, and flowers to the borders. To the side, there is a stone path leading to the front door, a pebbled area, and mature plants and flowers. To

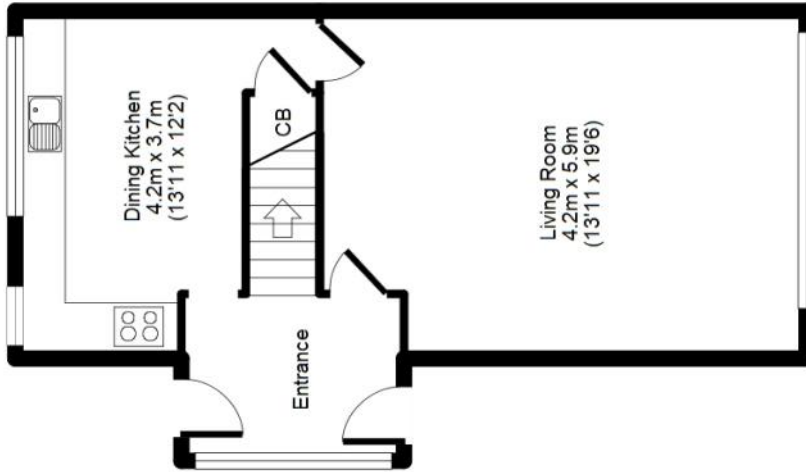
the rear, you will find driveway along with an enclosed multi levelled stone patio, a pebbled area, a garden shed, and mature plants and flowers to the borders.

to ascertain their accuracy.

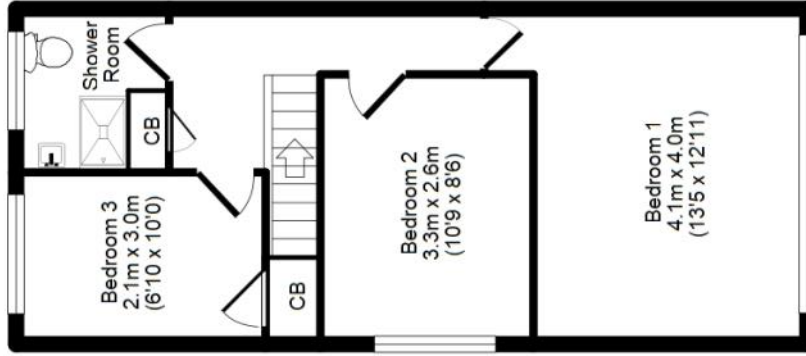


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Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 84 sq. m / 905 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. All images and dimensions are not intended to form part any contract or warranty.

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