

# MARSH & MARSH PROPERTIES

*2 Longroyde Road, Rastrick, HD6 3AS*

*£229,950*



This three bedroomed, end-terraced, property is set on an elevated position, affording a private frontage, on a well-connected street in Rastrick. A perfect family property, this house offers a larger internal space than you first notice when you look from the outside. The house benefits from a single garage, to the side elevation, offering secure parking (no current dropped curb). Also to the side is a low-maintenance patio garden, with surrounding wooden fence, which offers a private space to sit back and relax. To the rear of the property is a grassy area offering a charming backdrop to the house.

Internally this property has plenty to offer, being a real “TARDIS”, presenting a surprising amount of room throughout. The house is well presented offering the opportunity to move in with little work required. With its welcoming living room (being dual aspect and featuring a large wood burning stove), spacious breakfast kitchen, large conservatory/garden room offering a second reception area or potential dining room, three bedrooms to the first floor, house bathroom, lower ground utility room and a lower ground bedroom that features its own en-suite.

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The property is situated in a prime position with excellent transport links to Brighouse, Halifax, Leeds and Bradford, easy access onto the M62 motorway and being just a couple of miles from Brighouse train station with its cross Pennine connections. Also, within walking distance are the local outstanding primary schools and good secondary schools.

Owing to the numerous fantastic features on offer, all for a realistic asking price, this house certainly requires an appointment to view in order to fully appreciate this charming home.

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

### HALLWAY

With a carpeted floor, central light fitting and wall mounted coat hooks.

From the hallway a wooden door opens into the

### LIVING ROOM



A warm and welcoming living room that offers the ideal family communal space. The living room features a large wood burning stove, on a stone

hearth and with stone mantelpiece, which offers the ideal central feature for the whole room. The living room is also dual aspect with uPVC double glazed windows to the front and side elevations. With a carpeted floor, central light fitting, wall mounted light fittings, ceiling rose and a double radiator.



From the living room a wooden door opens into the

### BREAKFAST KITCHEN



A well-presented and highly functional dining kitchen. Laminated work surfaces to one wall presents ample work space, with a section extending to one end, into the centre of the room,



to create a breakfast bar. A uPVC double glazed door opens to the rear for access. The work surfaces have over and under counter cupboards and drawers offering ample additional storage space. With an inset range style cooker unit, double radiator, splashback tiling, tiled flooring, two sets of omni-directional ceiling spotlights, uPVC double glazed window to the rear elevation, space for a fridge/freezer and an inset porcelain sink with mixer tap.



From the breakfast kitchen a wooden door opens into the

### CONSERVATORY



A fantastic addition to the property presenting a

multitude of uses that will suit the owner's needs. Currently utilised as a garden room but would also make an ideal dining room. The conservatory has a closed roof and uPVC double glazed windows to three sides. With a carpeted floor, wall mounted light fittings and double radiator.



From the hallway carpeted stairs lead up to the

### LANDING

With a carpeted floor, single radiator and central light fitting.

From the landing wooden doors open into



### BEDROOM 1



A charming master bedroom that offers ample space for a double bed along with additional bedroom furniture. The room is dual aspect with uPVC double glazed windows to the front and side elevations. With a carpeted floor, picture rail, cornice to ceiling, central light fitting and double radiator.

### BEDROOM 2



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

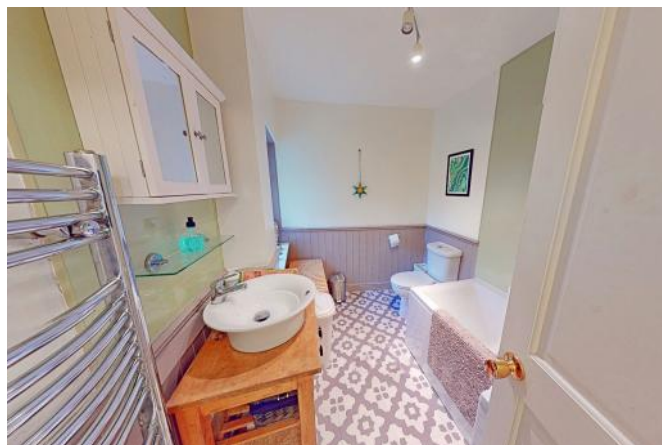


### BEDROOM 3



The ideal room for a guest bedroom, child's room or for use as a work from home office space. With a carpeted floor, single radiator, uPVC double glazed window to the front elevation and central light fitting.

### BATHROOM



A well-presented house bathroom that makes excellent use of the space on offer to create a highly functional room. With a panel bath, bowl washbasin, stainless steel towel radiator, over bath electric shower, glass splash guard, tiled floor, uPVC double glazed window, omni-directional ceiling spotlights and a stainless steel

towel radiator.



From the kitchen a series of stairs leads down to a small hallway that features a storage cupboard to one end. From the lower hall a wooden door opens into the



### UTILITY ROOM



A large utility room that offers ample storage space as well as a laminated work surface to one side. There is plumbing for a washing machine and space for a dryer as well as additional fridge and freezer space. With wall mounted light fittings, alcove inset lighting, cupboard storage space, single radiator and stainless steel sink.



From the utility room a wooden door opens into the

### CELLAR BEDROOM



Another fantastic addition to the property, the cellar bedroom offers the ideal place for a teenager to have their own space, a separate guest room or even as a separate office space. The bedroom has a uPVC double glazed door that leads out to the garden to the side elevation and also receives ample natural light from a uPVC double glazed window to the side elevation. With a carpeted floor, ceiling inset spotlights and double radiator.

From the cellar bedroom a wooden door opens



into its

### EN-SUITE



A beautifully presented en-suite shower room that has made excellent use of the space on offer. With an alcove inset shower cubicle, close coupled toilet, pedestal washbasin, ceiling inset spotlights, stainless steel towel radiator, tiled floor, tiled splashbacks, storage cupboard and extractor fan.

### GARDEN



A fully enclosed and private, low-maintenance, patio garden to the side elevation, surrounded by wooden fence and elevated to create the ideal place to sit out and relax; the perfect place to have a barbeque. The garden has a flowerbed and

shrub border and is gated to the front access pathway.



### PARKING



To the side of the garden is a single garage. The garage does not currently have a dropped kerb and so will need to be applied for by a future owner.

intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

There is ample additional on-street parking.

## GENERAL



The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating. The loft is boarded and has a pull down access ladder.

## TO VIEW

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

## LOCATION

What3words: [///elbow.random.jars](#)

Google Plus Code: M6W6+VQ9 Brighthouse

For sat nav users the postcode is: HD6 3AS

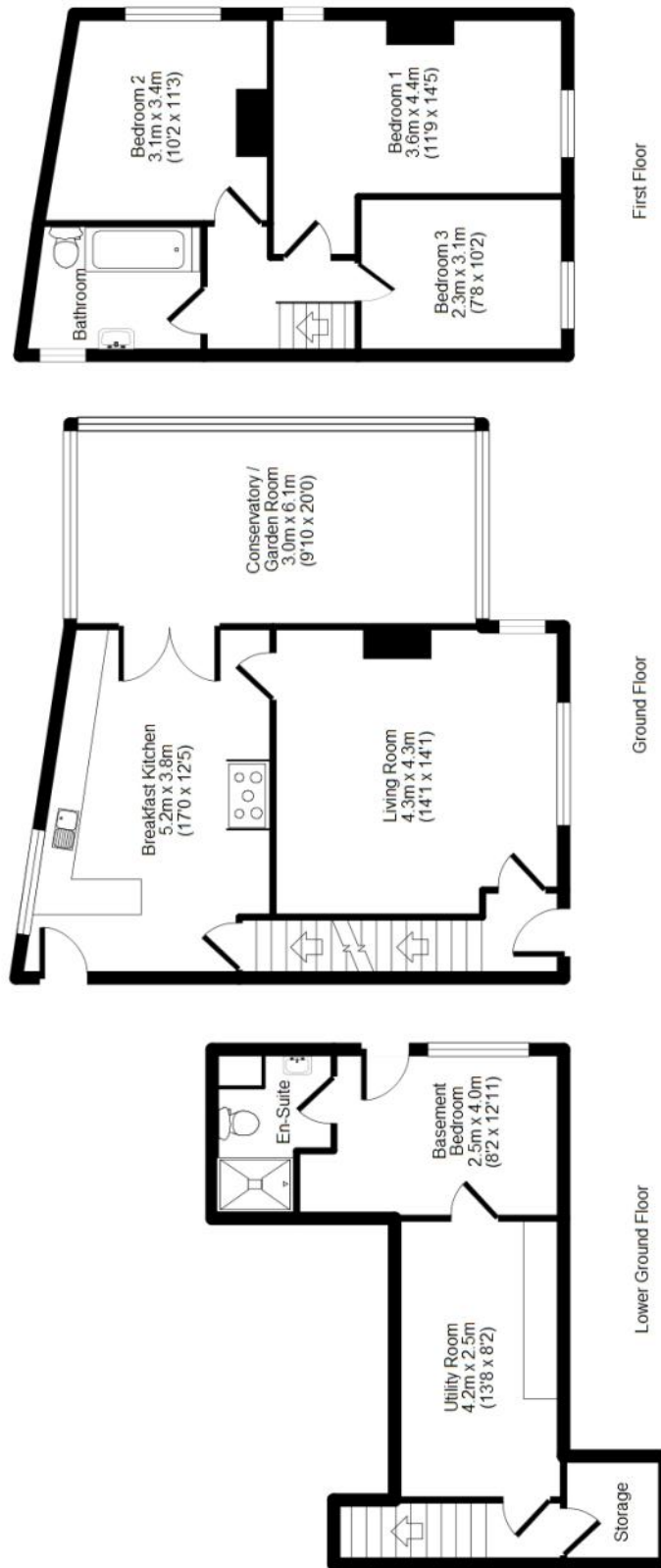
## MORTGAGE ADVICE

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.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are



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APPROX GROSS INTERNAL FLOOR AREA: 126 sq. m / 1359 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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