

MARSH & MARSH PROPERTIES

29 Crowtrees Lane, Rastrick, HD6 3LZ

Offers in Excess of: £325,000



This beautifully presented, three bedroomed, semi-detached property, located in the Rastrick village, is something truly special to behold. Having been expertly renovated throughout to create an immaculate property, this is certainly one of those properties that must be seen to be fully appreciated. The house has a charming reception from the moment you arrive, with a brick paved forecourt, surrounded by stone wall and hedge, to create the ideal kerb appeal whilst also enhancing privacy and offering parking for 2+ cars. To the rear of the property is a fantastic south-east facing lawned and decked garden, featuring a covered seating area, raised decking and lower lawned area creating the ideal family garden.

If the external charm was not enough, the internal space will surely delight. The house has been immaculately renovated, to a high quality and standard, to create a modern and bright home. Having been lovingly modified to open up the living spaces to create a natural flow that will suit anyone looking for that rare and elusive special something. With its large and grand entrance hallway, open plan kitchen, dining room, warm and welcoming living room, rear conservatory, ground floor WC, three bedrooms (two with fitted wardrobes) and a house shower room. From the moment you step inside you will certainly notice the love, care and attention that has gone into this property that creates the opportunity for any prospective buyer to move in with no work required.

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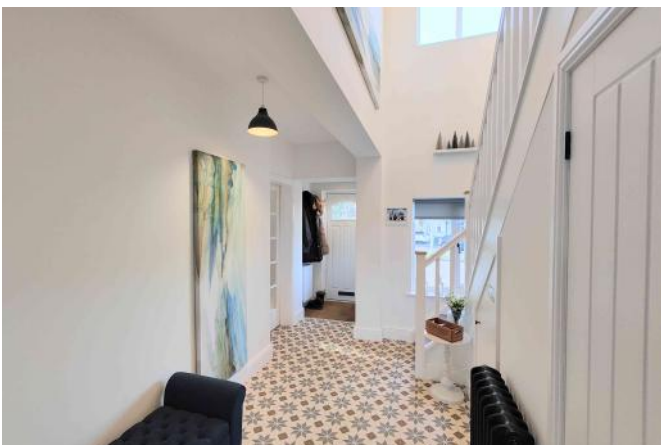
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The local area benefits from being in the catchment area of numerous outstanding primary and good secondary schools, all within a short commute. It also has excellent transport links to Brighouse and Huddersfield town centres and access onto the M62 motorway offering an easy commute to Leeds, Bradford and Manchester. Also, within walking distance, is Brighouse train station with cross Pennine connections and a regular London train service. The local area seems calm and peaceful and has some amazing walks in the local Bradley Wood scout camp, just a stone's throw away.

Owing to the number of fantastic features on offer with this stunning family home, including its spacious and immaculately presented internals, fantastic external space and charming surroundings, an appointment to view is essential.

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

ENTRANCE HALLWAY



The light, bright and open entrance hallway is THE perfect reception into the property. A real 'wow' factor that will impress from the moment you

arrive. The hallway has a gallery style landing, leading into the hallway, that has been opened all the way into the kitchen and is a well illuminated space with natural light and light fittings to create the ideal central hub for the property. With a fully tiled floor, wall mounted coat hooks, two uPVC double glazed windows to the front elevation, central light fittings, under stairs cupboard and a traditional style feature radiator.

From the hallway a large opening leads directly into the

KITCHEN



The kitchen is beautifully presented and finished, to a high quality standard, creating the ideal space

for any culinary enthusiast; perfect for family meals or entertaining. The kitchen has laminated work surfaces to three sides, all with over and under counter cupboards and drawers offering plenty of storage space. A uPVC double glazed door, to the rear elevation, offers access into the garden. With an integrated hob, extractor fan, double radiator, integrated oven, integrated washing machine, integrated dryer, integrated dishwasher, tile effect floor, tiled splashbacks, uPVC double glazed window to the rear elevation, two central light fittings, fitted fridge/freezer and an inset sink with mixer tap.



From the kitchen a wooden door opens into the

DINING ROOM



An ideal space for family meals or entertaining, the dining room offers ample space for a large dining table. The alcoves feature fitted storage and shelving creating a charming feature for the room. The room is light and bright owing to the uPVC double glazed French doors into the conservatory and central light fitting. With a solid wood floor and single radiator.



From the dining room double doors open into the

LIVING ROOM



A fantastic living space that offers ample room for a three piece suite along with additional furniture. The room is bathed in natural light owing to the uPVC double glazed bay windows to the front

elevation. The room benefits from a large wood burning stove, on a stone hearth and with wooden mantelpiece, which creates the ideal central feature as well a fantastic secondary heat source that heats up the room perfectly. To one alcove is a fitted television cupboard offering plenty of additional storage. The room also has a wooden door that opens into the hallway. With a wooden floor, central light fitting, double radiator, cornice to ceiling and a television access point.



seasons, overlooking the garden. The conservatory is at the side of the covered seating area and features a uPVC double glazed construction, including glazed roof. The conservatory opens into the seating space via a set of uPVC double glazed French doors. With a tiled floor and fitted surrounding blinds.



From the hallway a wooden door opens into the

WC

A useful addition to the property offering ground floor facilities. With a close coupled toilet, washbasin, central light fitting, tiled floor and extractor fan.

From the hallway carpeted stairs lead up to the

LANDING



From the dining room a uPVC double glazed door opens into the

CONSERVATORY



The perfect location to sit out and relax in all

The landing benefits from the same open feeling as the hallway owing to the gallery style feel. With a carpeted floor, dado rail, two central light fittings, uPVC double glazed window to the front elevation and a double radiator.

From the landing wooden doors open into

BEDROOM 1



A beautifully presented and spacious master bedroom that offers ample space for a king sized bed. The room features two sets of bespoke fitted

wardrobes to two sides, one wall length and one into the alcove. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and double radiator.

BEDROOM 2



A generous second bedroom that offers space for a double bed along with additional bedroom furniture and has a bespoke fitted wardrobe. The bedroom also benefits from a charming view, to the rear elevation, over the gardens from its uPVC double glazed window. With a carpeted floor, central light fitting and double radiator.

BEDROOM 3



The ideal space for a work from home office, guest

room or child's bedroom. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the rear elevation.

SHOWER ROOM



An impressive and beautifully presented house shower room that makes excellent use of the space on offer. With a walk-in style rainfall shower, counter onset bowl washbasin, close coupled toilet, tile effect floor, tiled walls, frosted uPVC double glazed window to the rear elevation, ceiling inset spotlights and an extractor fan.

From the second bedroom a substantial pull down wooden loft ladder leads into the

LOFT STORAGE SPACE

A fantastic addition to the property offering a large amount of storage space. The loft is fully boarded and has a central light fitting and Velux window.

GARDENS

To the edge of the rear of the property is a covered decked seating space, perfect to sit out in the midday sun and relax, especially due to the south-east facing orientation.



From the edge of the covered area is the large and open decking, ideal for having a barbeque or to sit out and relax. From the decking a series of steps leads down to a patio area that also has a wooden storage shed. From the edge of the patio is a lawn

with flowerbed border, that is also fully fenced and with a hedge border, creating an ideal place for children and pets to play in a secure setting.



PARKING

To the front of the property is a brick paved forecourt that offers parking for two cars.

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.

TO VIEW

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

LOCATION

What3words: [///apple.trunk.kings](https://www.what3words.com/#!/en/AppleTrunkKings)

Google Plus Code: M6Q4+GCC Brighthouse

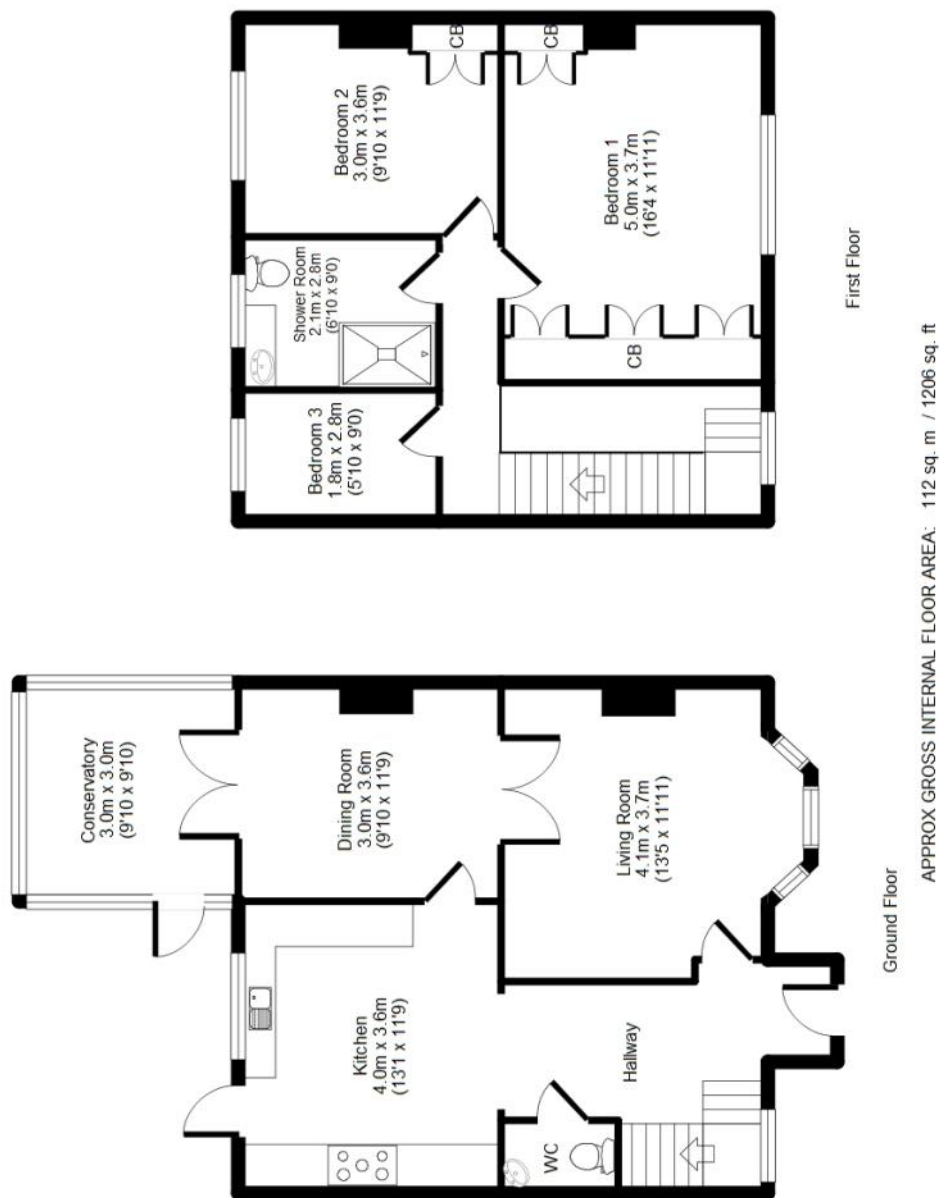
For sat nav users the postcode is: HD6 3LZ

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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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.

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