

# MARSH & MARSH PROPERTIES

9 Crowtrees Park, Rastrick, HD6 3XQ

£375,000



Situated on a quiet and well-regarded cul-de-sac, in a charming part of Rastrick, is this four bedroomed, detached, property over three floors. If you are looking for the ideal family home, perfect for the modern family dynamic, then look no further, this will certainly be the house for you. Situated in a slightly elevated position to enhance privacy this property has a charming kerb appeal, with its lawned front garden, brick paved driveway and shrub trim. From the moment you arrive at the property you know this is something special. The house has private parking for two cars, one on the driveway and one in the integral single garage. To the rear is the private and fully enclosed patio gardens with rear tiered garden that creates the ideal private space and backdrop for this home.

Internally the property is offered in an immaculate and modern decor, ideal for someone wanting to move in to a stylish property. The house has a natural flow throughout and is well apportioned and designed to suit modern living. There is also the potential to increase the number of bedrooms to five by splitting bedroom four into two rooms and a Jack-n-Jill bathroom (with drainage and plumbing prepared). With its warm and welcoming living room, well-presented dining room, beautifully finished breakfast kitchen, four spacious bedrooms (one with en-suite and one utilised as the ideal work from home office) and house bathroom. Just step inside and you will immediately notice the quality finish that this home offers.

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The property is situated in the heart of Rastrick in a well-connected residential setting that also benefits from being within the catchment areas of the local outstanding and good schools, all within easy commute. Brighouse train station offers fantastic rail connections, including access to the Grand Central train service. There are also regular bus services that stop close by that provide access to the local towns and beyond. The house is just a short 7 minute drive from junction 25 of the M62 that offers quick and easy access to the major cities of Leeds, Manchester and Bradford.

Owing to the numerous fantastic features on offer with this property, including its immaculate internal condition, well-connected location and all for a realistic asking price, an appointment to view is essential in order to fully appreciate this property.

From the front pathway a composite door opens into the

### HALLWAY

A welcome reception into the property the hallway creates the ideal barrier from the external to internal aspect. With a wooden floor and central light fitting.

From the hallway a high quality wood door opens into the

### LIVING ROOM



An ideal space as a family communal area, light and bright owing to the uPVC double glazed bay windows to the front elevation, and with a warm feeling due to the wooden flooring. A stove style gas fireplace, on a stone hearth and with wooden mantelpiece, offers the ideal central feature for

the whole room. There is ample space for a three piece suite along with additional furniture. To the rear corner a wooden door opens into a spacious under stairs store cupboard. With a central light fitting, cornice to ceiling, double radiator and a television access point.



From the living room dual wooden doors open into the

### DINING ROOM

Be it for family meals or entertaining, the dining room acts as the hub of the ground floor by linking the living room to the kitchen. The dining room has plenty of room for a large family dining table along with other furniture. With a wooden floor,



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



From the dining room a wooden door opens into the

## KITCHEN



A beautifully finished kitchen that has been well designed to create a highly functional space. The kitchen features solid granite work surfaces, to three walls, that extends into the centre of the room to create a breakfast bar. A second work surface, to the rear corner, offers additional plate and glass storage space. A uPVC double glazed door provides access to the rear garden. With an

integrated hob, stainless steel extractor hood, integrated oven, modern style vertical radiator, integrated washing machine, splashback tiling, vinyl flooring, uPVC double glazed window to the rear elevation, two central light fittings, baseboard spotlights, over and under cupboards, under cupboard lights, integrated fridge and a stainless steel 1 ½ sink with stainless steel mixer tap.



From the hallway a carpeted staircase leads up to the

## LANDING

An open, bright and rather impressive landing space, extending up to the top floor at one end, creating a light and bright atmosphere that makes



this the central hub of the property. The landing features wooden floors, numerous wall mounted light fittings, airing cupboard and a uPVC double glazed window to the front elevation.



From the landing a wooden door opens into the

### MASTER BEDROOM

A large master bedroom that offers more than ample space for a king sized bed along with additional furniture. The master bedroom has an "L" shaped set of fitted wardrobes providing further storage. With a central light fitting, carpeted floor, uPVC double glazed window to the front elevation and a single radiator.



From the master bedroom a wooden door opens into its

### EN-SUITE



A rather luxurious en-suite bathroom that would be in-keeping with a spa style room. Its well finished nature creates the ideal place to relax. With its tiled panel bath, low flush toilet, vanity onset bowl style washbasin, frosted uPVC double glazed window to the rear elevation, stainless steel towel radiator, ceiling inset spotlights, cornice to ceiling, splashback tiling and a vinyl floor.



From the landing wood doors open into

## BEDROOM 2



A generous second bedroom, offered with ample space for a double bed along with additional bedroom furniture. The room also benefits from a fitted wardrobe offering further storage space. With a single radiator, carpeted floor, central light fitting and a uPVC double glazed window to the front elevation.

## BEDROOM 3

A good sized third bedroom, this room has been converted into the perfect work from home office space. The room has integrated desks and cupboards to two sides offering an ideal office environment. With a carpeted floor, double radiator, central light fitting and a uPVC double

glazed window to the rear elevation.



## SHOWER ROOM



A modern style shower room that makes excellent use of the space on offer. With a walk in style shower cubicle, rainfall style shower, pedestal washbasin, frosted uPVC double glazed window to the rear elevation, stainless steel towel radiator, close coupled toilet, splashback tiling, vinyl floor and ceiling inset spotlights.

From the landing a carpeted staircase leads up to the

## UPPER LANDING

With a carpeted floor, ceiling inset spotlights and a



Velux window.

From the upper landing a wooden door opens into

#### BEDROOM 4



The largest room of the property, the fourth bedroom offers the ideal space for a teenager, guest room or multi-purpose space. Currently the room is divided into two areas: one is a bedroom that has more than ample space for a double bed, the other area is a sitting room that serves the bedroom area. With a carpeted floor, three Velux windows, single radiator, alcove storage shelves and numerous ceiling inset spotlights. This bedroom has been prepared in its construction for the easy alteration into two

bedrooms including the addition of a Jack-n-Jill bathroom, with some of the plumbing and drainage already prepared.



The garage can be accessed from the front of the property via an electric door, or can be accessed via a wooden door from the kitchen.

#### GARAGE



A fantastic addition to the property, the garage provides an additional single secure parking space or additional storage. The perfect place for a workshop/hobby-shop. To the rear of the garage a staircase leads up to the kitchen door. The garage offers space for a large fridge/freezer as well as plumbing for a washing machine and space



for a dryer. With a concrete floor and ceiling strip lights.

## GARDENS



To the front of the property is a lawned area, adorned with shrub bush, that greatly enhances the kerb appeal of the property along with enhancing its privacy.



To the rear of the property is a private patio seating area, ideal for relaxing, having a barbeque or entertaining. The rear garden is gated to the front elevation to offer a secure space. To the rear of the patio is a raised flower bed and rockery garden that creates the ideal backdrop.



## PARKING

To the front of the property is a brick paved driveway offering parking for a car.

To the rear of the drive is the electric garage door that opens into the single integral garage offering a secure parking space.

## 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: [///civil.fields.richer](https://www.what3words.com/civil.fields.richer)

Google Plus Code: M6Q4+Q44 Brighthouse

Postcode: HD6 3XQ

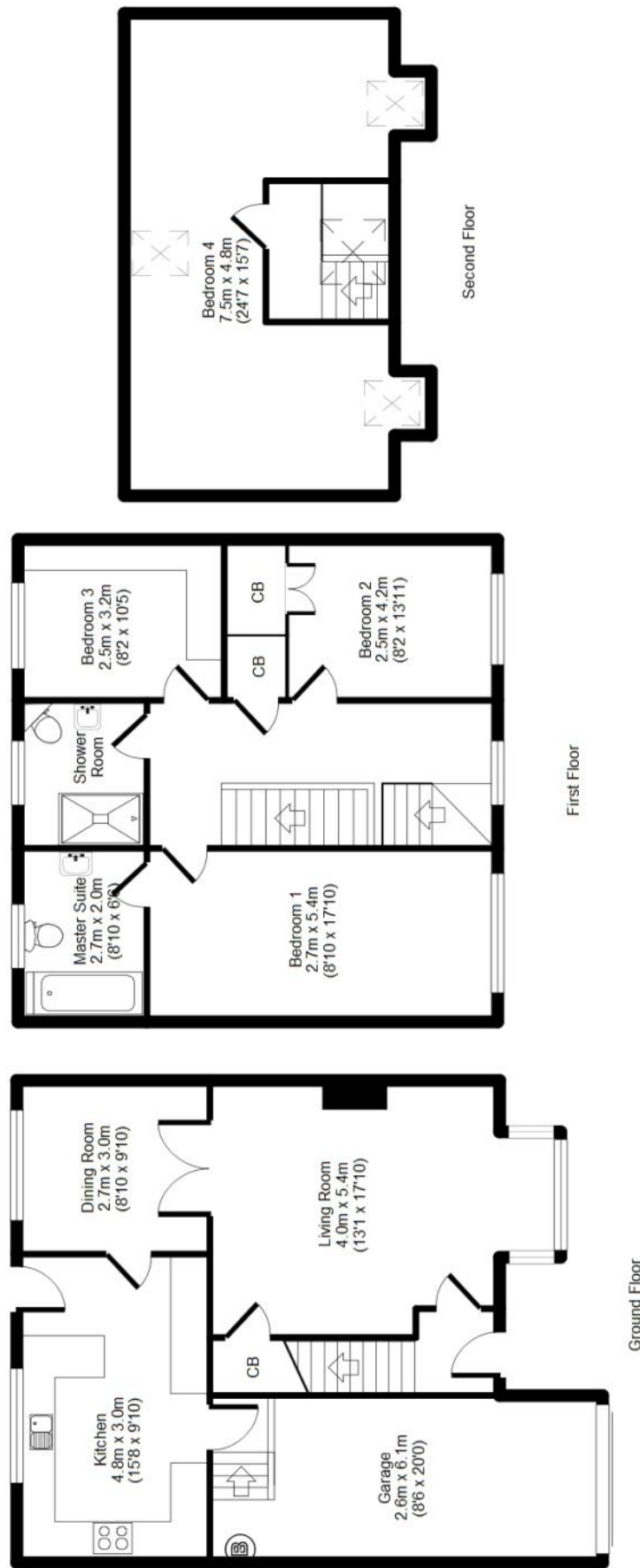
### **MORTGAGE ADVICE**

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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APPROX GROSS INTERNAL FLOOR AREA: 151 sq. m / 1622 sq. ft

Floor Plan measurements are approximate and are for illustrative purposes only. For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. 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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