

# MARSH & MARSH PROPERTIES

67 Lower Edge Road, Rastrick, HD6 3LE

£165,000



**\*\*ATTENTION ALL FIRST TIME BUYERS, PROFESSIONAL COUPLES OR YOUNG FAMILIES\*\*** This well-presented three-bedroom mid-terrace home is ideally located in Rastrick, offering easy access to local amenities, highly regarded schools, and the M62 for convenient commuting. Combining modern style with character and charm, the property features a contemporary kitchen and shower room, alongside a cozy lounge with an exposed stone inglenook fireplace and ceiling beams. The ground floor includes an entrance vestibule, lounge, kitchen, rear entrance, and access to a dry and spacious basement. Upstairs, a landing with loft access leads to two double bedrooms, a single bedroom, and a modern shower room. Externally, the home benefits from an enclosed front yard and a well-maintained rear garden with lawned and flagged areas. An internal viewing is highly recommended.

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

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### ENTRANCE VESTIBULE



Entrance vestibule featuring an exposed stone doorway and a stylish UPVC door. The space is enhanced by wood-effect flooring.

### LIVING ROOM 4.8 x 4.2m (15'7 x 13'7)



A characterful lounge featuring an exposed stone inglenook fireplace with a multi-fuel stove, creating a cozy focal point. The space is enriched by exposed ceiling beams, adding to its charm. It also offers access to the basement and benefits from two radiators and a UPVC window, ensuring warmth and natural light.

### KITCHEN 3.8 x 3.0m (12'5 x 9'8)



A modern fitted kitchen featuring a wide range of wall and base units. The design includes an inset sink with a chrome mixer tap, complemented by stylish splashback tiles. Integrated appliances include a built-in oven and hob, with designated space for a washing machine, fridge, and freezer. The room is also home to the combination boiler and benefits from a UPVC window for natural light. To complete this room there are ceiling spotlights and a radiator.

### REAR ENTRANCE

A useful space with a UPVC door leading to the rear garden.

### BASEMENT

A dry and functional basement with power and lighting, offering excellent storage or potential utility space. It features an original stone shelving

area that leads to a vaulted cellar, adding additional storage options.

### LANDING

Stairs lead up from the kitchen to the landing which provides access to three bedrooms, the shower room and has loft access.

### BEDROOM ONE 3.0 x 3.8m (9'10 x 12'5)



A double bedroom featuring a charming feature fireplace. Tastefully decorated, the room benefits from a radiator and a UPVC window that offers far-reaching views.

### BEDROOM TWO 3.0 x 12.5m (9'10 x 12'5)



A double bedroom with radiator and a UPVC

window.

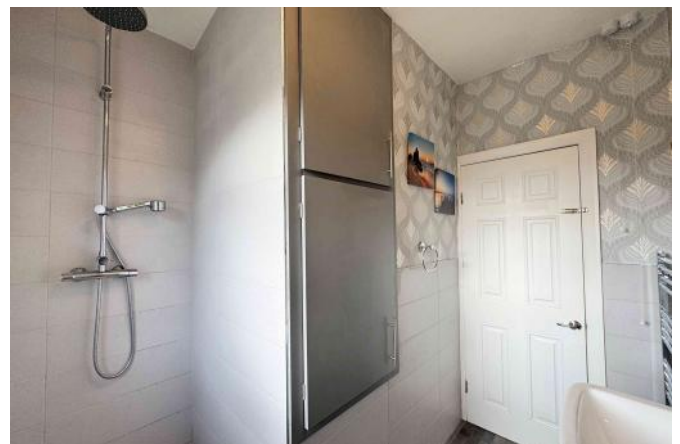


### BEDROOM THREE 1.8 x 3.8m (5'10 x 12'5)



A single room with a radiator and UPVC window with far-reaching views.

### SHOWER ROOM



A modern shower room featuring a stylish three-piece suite, including a walk-in shower cubicle with a rainfall and handheld power shower, a low-flush toilet, and a pedestal sink. The space is enhanced by partially tiled walls, useful storage cupboards, and a sleek chrome towel radiator. An extractor fan ensures ventilation, while a UPVC window provides natural light.



have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

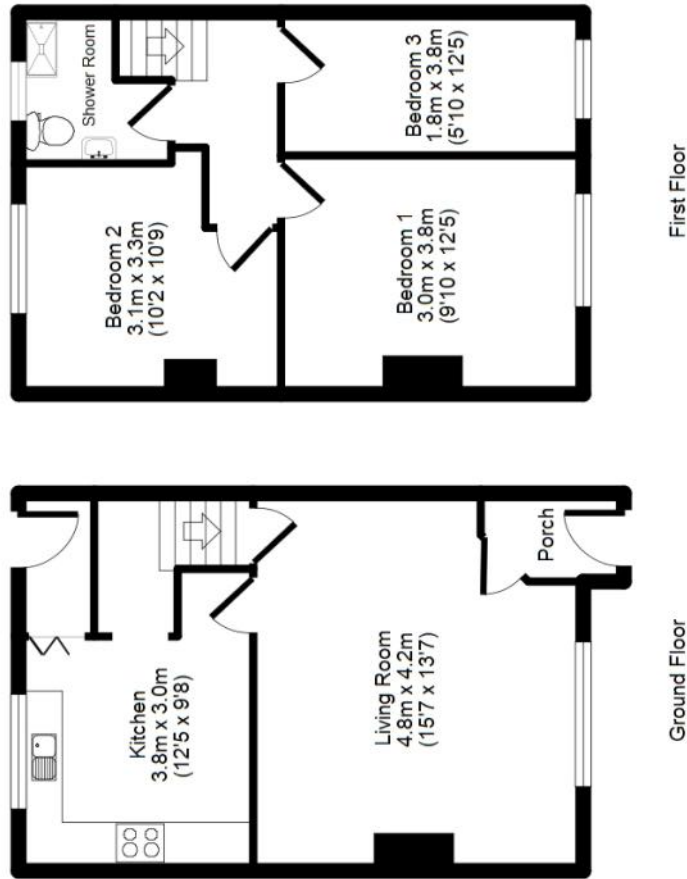
## EXTERNAL

To the front, there is a neatly enclosed yard providing a welcoming entrance. To the rear, a south-facing enclosed garden offers a blend of flagged and lawned areas, ideal for outdoor relaxation and entertaining.



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 intended for illustrative purposes only. Any fixtures, fittings or equipment

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APPROX GROSS INTERNAL FLOOR AREA: 68 sq. m / 735 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.

(c) Marsh & Marsh Properties

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