

MARSH & MARSH PROPERTIES

49 Reins Road, Rastrick, HD6 3JQ

£190,000



Situated in a well-regarded and quiet location in Rastrick is this charming two-bedroomed, semi-detached, bungalow. Positioned off any main trafficked routes creating a quiet and peaceful surround that will suit anyone looking for a home to downsize or that special place to retire to. The property is offered with the added advantage of being NO CHAIN. The house benefits from a long flagged driveway to the side of the property that could accommodate 4+ cars with a single garage to the rear of the driveway offering additional storage space. The front garden is lawned and surrounded by flowerbeds and hedges creating a fantastic kerb appeal for the property offering the ideal reception to the property. To the rear are the south-facing lawned gardens, offering the ideal sun-trap, a perfect place to sit out and relax, with a patio seating area, long lawn and feature domed greenhouse to the rear.

Once you step inside you will certainly see the fantastic potential on offer. The house does require some internal renovation but, therefore, offers the opportunity to customise the property to your own tastes. It has a spacious living room, a highly functional kitchen, two double bedrooms, and a house shower room. The property also benefits from solar panels making the most of the rear-facing southerly orientation.

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

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The property benefits from being within close proximity to outstanding primary and good secondary schools, both within easy walking distance. It is also just a 5-minute drive from Brighouse town centre, providing access to the fantastic shops and services of the town, as well as easy access to Brighouse train station (10 minutes drive) providing rail connections to the local area and access to the Grand Central train service. Just a 6-minute drive away is Junction 24 onto the M62, providing quick access to the major cities: Leeds, Manchester and Bradford.

Owing to the fantastic potential on offer with this charming property, an appointment to view is essential.

From the side of the property a uPVC double glazed door opens into its

HALLWAY

A welcoming entrance hallway that features a carpeted floor, double radiator, central light fitting, storage cupboard, wall mounted coat hooks and a loft access hatch (that leads to a part boarded loft).

From the hallway wooden doors open into the

LIVING ROOM



A spacious and well laid out living room that offers ample room for a three piece suite. A gas fire, sat on a granite hearth and with granite mantelpiece, creates the ideal feature for the centre of the room. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation, double radiator and television access point.



KITCHEN



A well laid out kitchen that offers laminated work surfaces to three sides, all with over and under

counter cupboards and drawers. The kitchen offers a cooker unit, extractor hood, plumbing for a washing machine, splashback tiling, vinyl flooring, uPVC double glazed window to the front elevation, ceiling inset spotlights, space for a fridge/freezer and a stainless steel sink with stainless steel mixer tap.

BEDROOM 1



A spacious master bedroom that offers plenty of space for a double bed. To one end of the room a set of fitted wardrobes provides ample storage space for the room. With a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation overlooking the garden and a double radiator.

BEDROOM 2



A generous second bedroom that again offers plenty of space for a double bed. This room would also make an ideal dining room or sitting room if the owners would prefer. The room has a large set of sliding uPVC double glazed doors that lead out directly into the rear garden. With a carpeted floor, central light fitting and double radiator.



SHOWER ROOM



A well laid out shower room that features a corner shower cubicle, electric shower, pedestal washbasin, frosted uPVC double glazed window to the side elevation, close coupled toilet, stainless steel towel radiator, splashback tiling, vinyl floor and ceiling inset spotlights.

GARDENS



To the front elevation is a charming lawned garden, adorned with a shrub and flowerbed border and a central tree that offers a charming frontage to the property that certainly enhances the kerb appeal.



To the rear of the property is a well-presented, south-facing, lawned garden. To the edge of the property is a patio seating area, with a second patio to the far end that also houses a feature domed greenhouse. Owing to the orientation of the garden it is a real sun trap, ideal for sitting out and relaxing. The rear garden is gated and bordered by hedge.



PARKING & GARAGE

To the side of the property is a long driveway that offers parking for 4+ cars.

To the rear of the drive is a single garage offering further storage or an additional 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: [///flag-called.talent](https://www.what3words.com/flag-called-talent)

Google Plus Code: M5VX+FWG Brighthouse

For sat nav users the postcode is: HD6 3JQ

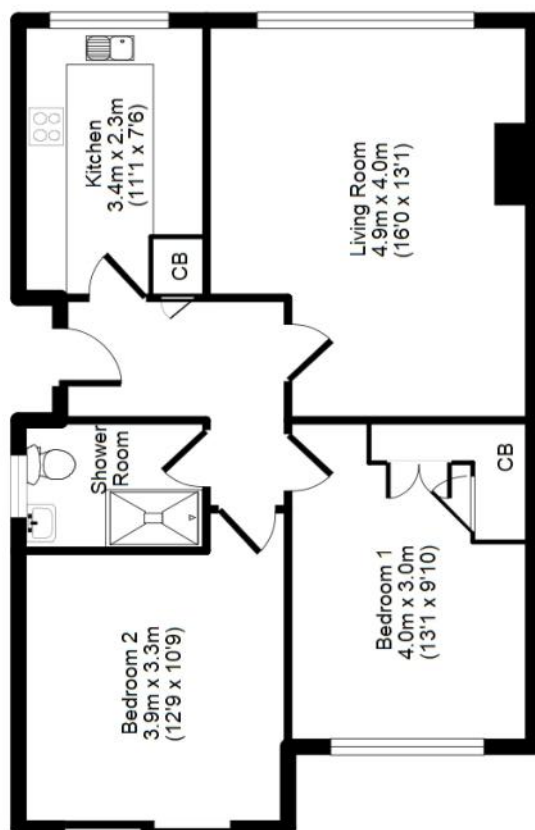
MORTGAGE ADVICE

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 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.

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APPROX GROSS INTERNAL FLOOR AREA: 59 sq. m / 630 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 of any contract or warranty.

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