

MARSH & MARSH PROPERTIES

20 Ogden Lane, Rastrick, HD6 3HF

£179,950



Situated in the Rastrick village is this charming two bedroomed, end-of-terrace property, benefitting from a corner plot and neatly tucked away. This home would be the perfect property for any first-time buyer or property investor looking for that special something. The house features ample on street parking as well as it has the use of a garage located to the rear of the building. If you are looking for a home that is offered in a ready to move in condition in a well-connected position, this will certainly be the house for you.

Internally the property is beautifully presented throughout, benefitting from having a modern and stylish décor in every room. The house is a real TARDIS, seeming to be much bigger in the internal aspect than the external presents. Just step inside and you will immediately get that feeling of being at home. With its smart and highly-functional dining kitchen, beautifully presented living room, two double bedrooms (one with en-suite WC), house shower room and a usable room offering the ideal space for a work from home office or a gym.

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

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The property offers outstanding transport connections, with the M62 just a quick 5 minutes' drive away, to either junction 24 or 25, offering direct routes to the cities of Leeds, Manchester and Bradford. Brighouse town centre is a short walk away providing access to its excellent shops and services. Brighouse train station is well connected and provides outstanding links to local towns and cities, including access to the Grand Central train service. It also benefits from being within the catchment areas of outstanding primary and good secondary schools in addition to the well regarded Rastrick Independent school close by. Four doors down there is a bus stop that provides access to Brighouse town centre.

Owing to the fantastic nature of the property, its stylish presentation and well-connected location, an early appointment to view is essential in order to fully appreciate all on offer.

From the side of the property a modern and quality uPVC double glazed door opens into the

DINING KITCHEN



Setting the ideal reception as you step inside the property, the dining kitchen is a light, bright and

open space that creates a welcoming first impression. The room is dual aspect owing to three uPVC double glazed windows to the rear and side elevations and is also illuminated via numerous ceiling inset spotlights. The room features laminated work surfaces to three walls, all with over and under counter cupboards and drawers offering a large amount of storage space. With an integrated hob, large extractor hood, integrated dual oven, tiled floor, tiled splashbacks, double radiator, double radiator, fitted fridge/freezer and a inset 1 ½ sink with mixer tap.



To the rear of the dining kitchen a large glass panel wooden door opens into the

LIVING ROOM





An inviting and beautifully presented living room that offers the ideal place to sit back and relax. The room offers ample space for a suite along with additional furniture as well as featuring an alcove set of display shelving. A wood burning stove, sat on a tiled hearth and with a feature wooden mantelpiece, creates the ideal focal point of the whole room. With a carpeted floor, central light fitting, wall mounted light fittings, double radiator and television access point.

From the rear of the living room a glass panel wooden door opens into the

HALLWAY

With a single radiator, uPVC double glazed door that opens out to the front elevation, central light feature and feature archway.

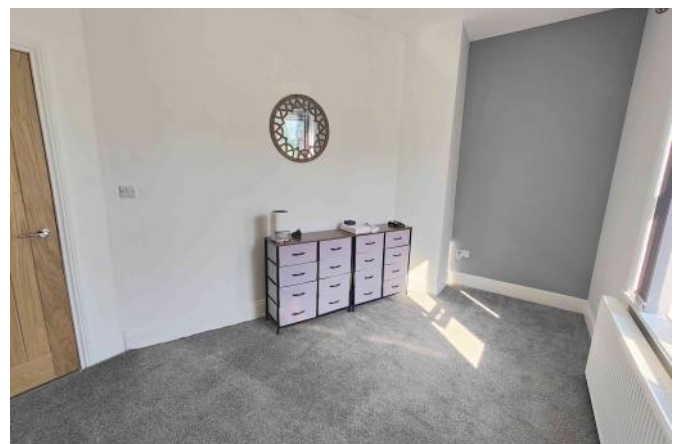
From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, uPVC double glazed window to the rear elevation, double radiator and central light fitting.

From the landing a wooden door opens into

BEDROOM 1



A well laid out bedroom that offers space for a double bed along with additional bedroom furniture. The room features a carpeted floor, central light fitting, double radiator and uPVC double glazed window to the front elevation.

From bedroom 1 a wooden door opens into its

EN-SUITE WC

A fantastic addition to the master bedroom providing convenient facilities. With a close coupled toilet, washbasin, single radiator and central light fitting. Above the WC is a high ceiling shelving area that provides some further storage.



steel towel radiator.

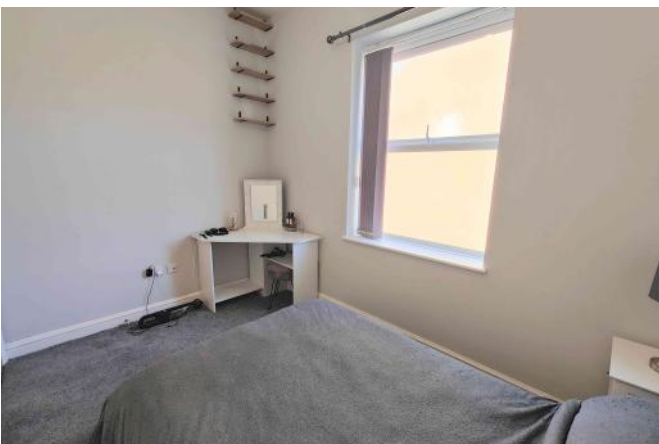


From the hallway wooden doors open into

BEDROOM 2



USABLE ROOM



Another double bedroom that offers a carpeted floor, central light fitting, double radiator and a uPVC double glazed window to the rear elevation.

SHOWER ROOM

A beautifully presented and well laid out house shower room that creates a highly functional space. With a corner walk in style shower cubicle, vanity inset washbasin, wall mounted mirrored cupboards, close coupled toilets, storage cupboards, uPVC double glazed window to the side elevation, central light fitting and a stainless-



Having been added by the current owner, the

usable room creates the ideal space for a work from home office, gym or occasional bedroom. With a carpeted floor, roof lead natural light tunnel and electric radiator.

From the kitchen a wooden door opens onto stone steps that leads down to the

CELLAR

A fantastic addition to the property that offers an additional storage space. With a central light fitting, stone shelving and inset sink.

PARKING



The property offers ample on street parking owing to its corner position.



The house also has access to a garage that the owner currently has use of.

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: ///king.little.caked

Google Plus Code: M6R6+86X Brighthouse

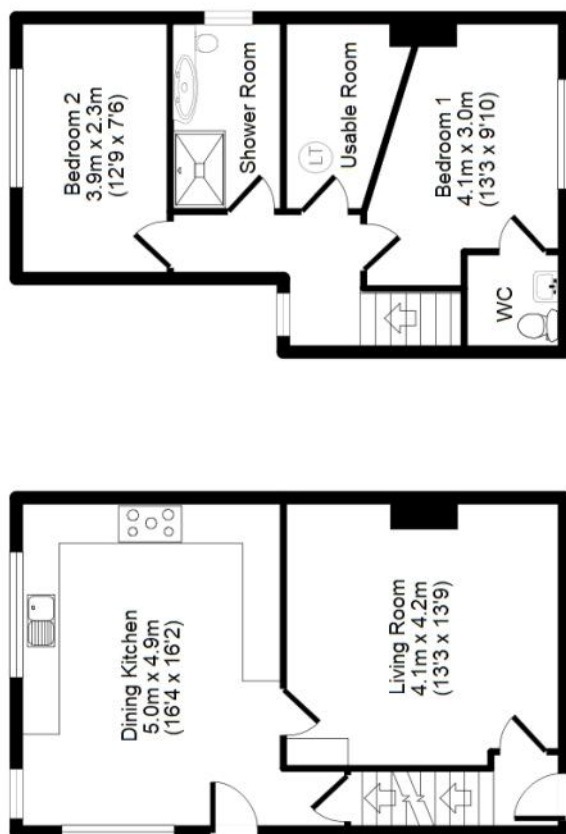
Postcode: HD6 3HF

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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Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 78 sq. m / 834 sq. ft

Floor Plan measurements are approximate and are 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 warrant

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