

# MARSH & MARSH PROPERTIES

*5 Star Terrace, Rastrick, HD6 3NS*

*£750.00 PCM*



Situated in the Rastrick village is this charming, two bedroomed, terraced, property; nestled away on Star Terrace. The property offers a well-received frontage from the moment you arrive due to its well-tended and low-maintenance patio garden, featuring a crazy-paved area and slate section offering the ideal place to sit back and relax as well as enhancing the property's kerb appeal and privacy. From the moment you arrive you will notice that this is that "special something" you have been looking for. The property has plenty of on street parking at the end of the terrace.

Internally the property is well-presented, with a modern style and décor that will suit anyone. Ideal for a professional person, young couple or small family. The house benefits from a modern open plan style ground floor with its living room and kitchen, two bedrooms (one with fitted wardrobes), house bathroom and a spacious vaulted storage cellar.

*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. Four doors down there is a bus stop that provides access to Brighouse town centre.

Just step inside and you will certainly see the fantastic potential on offer with this property and, therefore, an appointment to view is essential.

From the front of the property a uPVC double glazed door opens into the

### LIVING ROOM



An open plan style living room that has a modern feel and welcoming reception as soon as you step inside. The gas fireplace, on a stone hearth and inset into the chimney breast, offers an ideal

central feature for the whole room. With a carpeted floor, central light fitting and double radiator.



To the front of the room is the

### KITCHEN



The open plan style kitchen has been well-appointed and finished to create a highly functional space. With its integrated hob, stainless steel extractor hood, integrated oven, wooden floor, "U" shaped laminated work surfaces, over and under counter cupboards and drawers, plumbing for a washing machine, uPVC double glazed window to the front elevation, ceiling inset spotlights and a stainless-steel sink with stainless steel mixer tap.

From the rear of the living room carpeted stairs lead up to the

### LANDING

With a carpeted floor, glass panel handrail, central light fitting and Velux window.





From the landing wooden doors open into

### BEDROOM 1



The master bedroom can accommodate a double bed to one side of the room and features a large set of fitted wardrobes offering ample storage space. With a central light fitting, ceiling inset spotlight, uPVC double glazed window to the front elevation and a double radiator.

### BEDROOM 2

A long second bedroom, ideal for a guest room, child's bedroom or work from home office space. With a carpeted floor, central light fitting, single radiator and uPVC double glazed window to the front elevation.



### BATHROOM



A well-presented and laid out house bathroom that makes excellent use of the space on offer to create a highly functional room. With a panel bath, over bath shower, close coupled toilet, pedestal washbasin, stainless steel towel radiator, tiled floor, tiled splashbacks, ceiling inset spotlights, Velux window and an extractor fan.

From the living room a wooden door opens onto stone steps that lead down to the

### CELLAR

A vaulted storage cellar that features a central light fitting and offers a large amount of additional

storage space.



## GARDENS



To the front of the property is the well-tended and

low-maintenance patio garden, featuring a crazy paved area and slate section offering the ideal place to sit back and relax, have a barbeque, as well as enhancing the property's kerb appeal and privacy.

## PARKING

To the end of the terrace is on-street parking.

## 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: [///those.shuts.remedy](https://www.what3words.com/#!/en/01422648400)

Google Plus Code: M6Q2+3QC Brighouse

Postcode: HD6 3NS

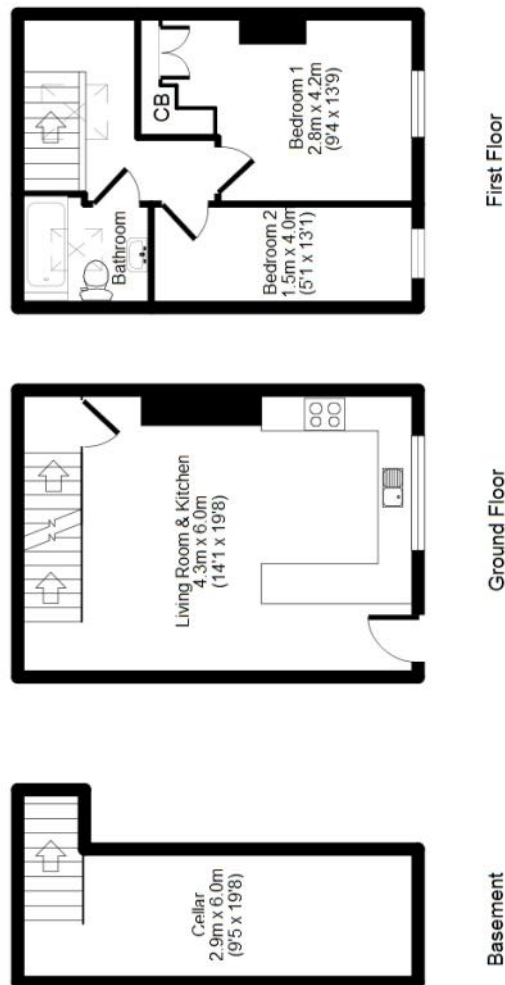
## MORTGAGE ADVICE

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 rental 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. Tenants are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.



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APPROX GROSS INTERNAL FLOOR AREA: 65 sq. m / 700 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.

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(c) Marsh and Marsh Properties

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