

MARSH & MARSH PROPERTIES

7 Sunnydale Avenue, Rastrick, HD6 3ES

£400,000



****ATTENTION ALL FAMILIES OR RETIREES**** A spacious THREE DOUBLE BEDROOM detached dormer bungalow tucked away in a quiet area of Rastrick. This charming home boasts a superb rear garden and is ideally located just a five-minute drive from Brighouse town centre, other local amenities and highly regarded schools are also close by. In brief, the ground floor comprises an entrance porch, hallway, lounge, kitchen, dining room/bedroom, bathroom, conservatory, utility, and an integral garage. Upstairs, a landing provides access to two double bedrooms, one with an en-suite/dressing room, as well as a unique loft space currently used as an office with the potential to be a perfect den for the children. Externally, the property benefits from a generous enclosed rear garden, while to the front there is a block-paved driveway and a well-maintained garden. The garden has the potential for a building plot, planning dependant, offering further opportunity for the property. The property also benefits from cavity wall insulation. An internal inspection is strongly advised to fully appreciate what this lovely home has to offer.

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ENTRANCE PORCH

A welcoming entrance porch accessed via a composite front door, with UPVC windows and tiled flooring.

HALLWAY

A hallway featuring coving, a dado rail and an archway into the kitchen all adding character to the space. There is also wood effect laminate flooring and a radiator.

LIVING ROOM 6.0 x 5.1m (19'8 x 16'6)



A spacious lounge with coving, a dado rail, radiators, UPVC windows, and a charming multifuel stove.



DINING KITCHEN 2.5 x 4.5m (8'2 x 14'9)



A modern fitted kitchen including a one-and-a-half bowl sink with chrome mixer tap and splashback

tiling. Appliances comprise an integrated dishwasher, integrated fridge, and built-in oven, hob, and extractor fan. Finished with wood effect laminate flooring, ceiling spotlights, under-cabinet lighting, a tall radiator, and UPVC window. A sliding door opens into the conservatory.



BEDROOM 3 / DINING ROOM 3.5 x 3.5m (11'5 x 11'5)



A versatile reception room potentially a ground floor bedroom with wood effect laminate flooring, coving, a dado rail, radiator, and UPVC window.

CONSERVATORY 2.6 x 3.9m (8'6 x 12'9)



Enjoying lovely views of the rear garden, this conservatory includes UPVC patio doors and wood

effect flooring.



UTILITY 2.5 x 3.0m (8'2 x 9'8)



Step down from the kitchen into this practical utility room with fitted units matching the kitchen, a sink with chrome mixer tap, and space/plumbing for a washing machine, dryer, and tall fridge freezer. The room houses the combination boiler and includes tiled flooring, ceiling spotlights, UPVC windows, and a stable door leading to the rear garden.

INTEGRAL GARAGE 3.5 x 3.0m (11'5 x 9'8)

An integral garage with an up-and-over garage door and a UPVC window.

INNER HALL

The inner hall has wood effect flooring, a radiator, and an open staircase with storage beneath.

BATHROOM 2.6 x 3.2m (8'6 x 10'7)

A spacious four-piece suite comprising a bathtub with handheld shower, large walk-in shower cubicle with rainfall and handheld shower, low flush toilet, and vanity sink unit. Finished with tiled floor, partially tiled walls, coving, ceiling spotlights, two chrome towel radiators, and a UPVC window.

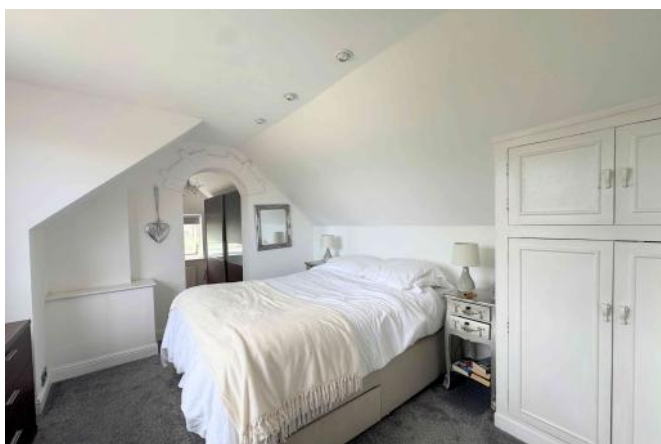


LANDING (Limited Headspace)



Providing access to the first-floor rooms with ample storage in the eaves.

BEDROOM ONE 3.5 x 3.9m (11'5 x 12'9) (Limited Headspace)



A double bedroom with fitted storage cabinets, radiator, and UPVC window.

EN-SUITE / DRESSING ROOM 3.8 x 3.0m (12'3 x 9'8)



Fitted with a macerator toilet, vanity sink unit, partially tiled walls, large, fitted Barker & Stonehouse wardrobe, storage in the eaves, radiator, and UPVC window.

BEDROOM TWO 3.1 x 2.7m (10'2 x 8'8) (Limited Headspace)



A double bedroom with radiator, UPVC window, and storage in the eaves.

OFFICE / STORAGE 2.7 x 2.8m (8'10 x 9'2) (Limited Headspace)



A useful additional space, ideal as a home office, children's den, or for storage. Includes a UPVC window.

EXTERNAL



To the front, the property boasts a block-paved driveway with EV charging point, alongside a lawn with mature plants and shrubs to the borders. To the rear is a generous and beautifully landscaped garden with lawn and flagged patio areas, a

freestanding greenhouse and shed, log store, bin store, pond, and multiple fruit-bearing trees.



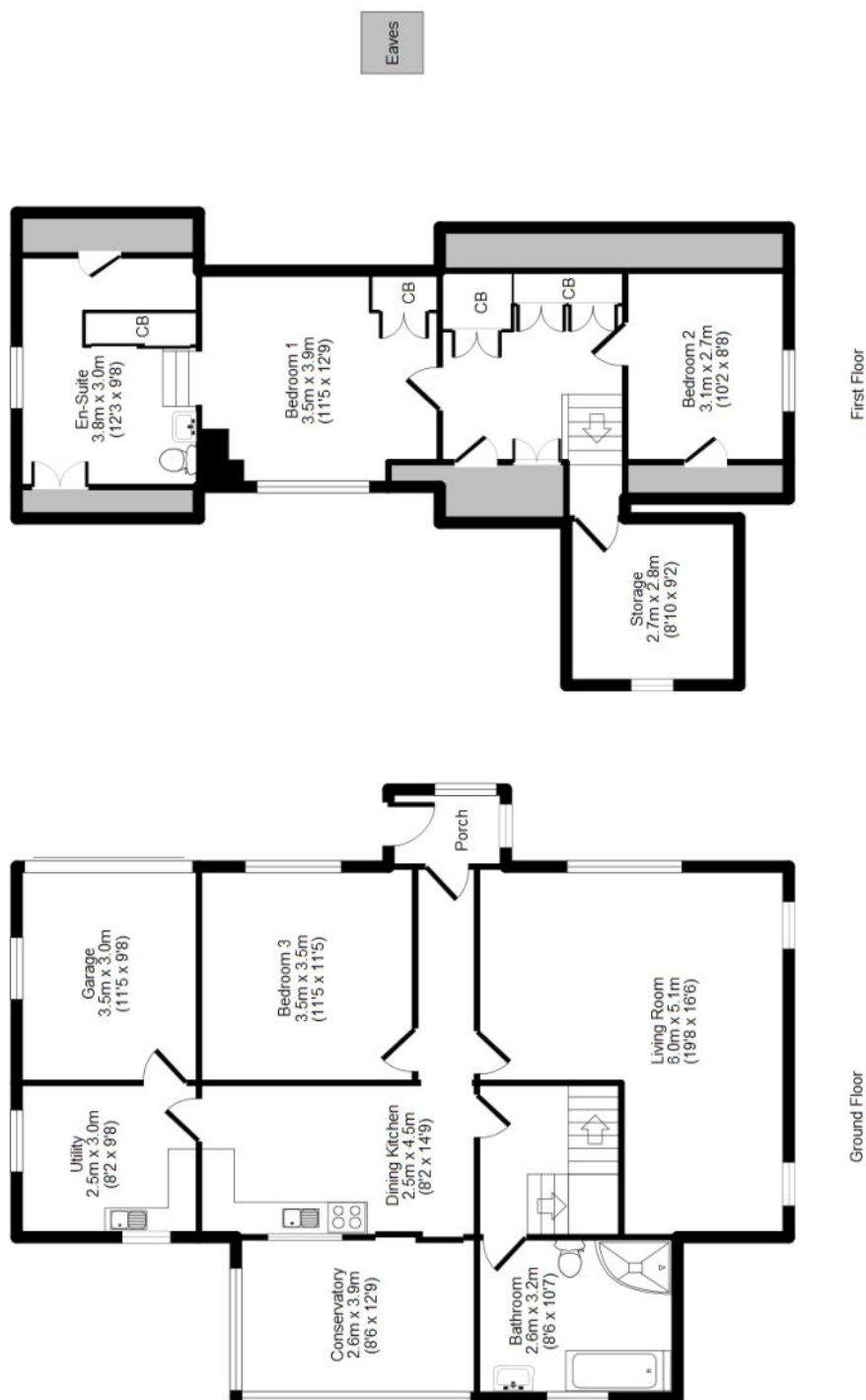
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have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 158 sq. m / 1696 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. (c) Marsh & Marsh Properties

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