



Stratton Close, Rastrick, Brighouse, HD6 3SW

welcome to

Stratton Close, Rastrick, Brighouse

With driveway, large garage, gardens to front and rear, five bedrooms, with the possibility of creating a sixth bedroom, family bathroom, three en-suite's, kitchen/diner, living room, additional dining area. The size of accommodation on offer has to be seen to be believed. Call to arrange a viewing.



Lounge

17' x 10' (5.18m x 3.05m)

This generously proportioned living room is situated on the first floor and offers views to the front aspect of the property through double glazed windows from the box bay window. The room will easily accommodate usual living furniture. Doors lead through to dining room at rear.

Kitchen

15' 5" Max x 14' 9" Max (4.70m Max x 4.50m Max)

This lovely spacious kitchen comprises of tiled flooring, wooden wall and base units with wooden work surfaces, range cooker with gas hob and extractor fan above, belfast sink, ceiling spotlights, double glazed windows to the side and rear, plus central heating radiator. Doors lead to adjacent dining room.

Dining Room

12' 1" x 10' 5" (3.68m x 3.17m)

The dining room is a good room, and could be incorporated in to a larger kitchen/diner with relative ease (subject to approval). There are ceiling lights, central heating radiators and double glazed patio doors leading to the rear of the property.

Snug

13' x 10' (3.96m x 3.05m)

There is a secondary living room, this one situated on the ground floor of the property. Again, of a good size, and will easily accommodate expected living furniture. Double glazed windows overlook the front aspect of the property.

Bedroom One

10' x 12' 4" (3.05m x 3.76m)

A good double bedroom, situated on the ground floor of the property with double glazed window to the side aspect. There is easily enough room for double bed and usual bedroom furniture as well as an en-suite bathroom. The en-suite briefly comprises of a three piece suite of shower cubicle, wash hand basin and w/c.

Bedroom Two

11' 9" x 10' 6" (3.58m x 3.20m)

Bedroom Two is situated on the second floor of the property, with double glazed windows overlooking the front aspect of the property. The room benefits from central heating radiator, ceiling light points and will easily accommodate double bed and usual bedroom furniture as well as having an in-built storage cupboard.

The en-suite for the second bedroom has a shower cubicle, wash hand basin and w/c and is well maintained throughout.

Bedroom Three

9' x 8' 5" (2.74m x 2.57m)

The third bedroom is again situated on the second floor of the property and benefits from double glazed windows to the front aspect, central heating radiator and ceiling light, with an en-suite. The room itself will again take a double bed and expected bedroom furniture and additionally includes a built in storage cupboard.

The en-suite is well maintained and benefits from frosted double glazed window to the side, and is comprised of a shower cubicle, w/c and wash hand basin.

Bedroom Four

12' 1" Max x 10' 6" (3.68m Max x 3.20m)

Bedroom four is currently utilised as a music studio by our current vendor, but offers excellent views over the rear garden through double glazed windows. The room has benefit of a built in storage cupboard and will easily accommodate double bed and usual bedroom furniture.

Bedroom Five

12' 11" x 8' 11" (3.94m x 2.72m)

Bedroom five is situated on the top floor at the rear of the property and offers views over the rear garden through double glazed windows, as well as having access to a built in storage cupboard. This is a good sized double room and will accommodate double bed and usual bedroom furniture.

Bathroom

The family bathroom is situated on the second floor of the property and comprises of a three piece suite with bath, w/c and wash hand basin. There is benefit of a frosted double glazed window to the side aspect and the bathroom is well maintained throughout.

Office

10' 6" x 8' 1" (3.20m x 2.46m)

The office is situated on the first floor of the property with views from the front aspect through double glazed windows. If required, this room could be utilised as a bedroom and would be a large single/small double if needed. Benefiting from ceiling lights and central heating radiators.

Garage

27' Max x 14' Max (8.23m Max x 4.27m Max)

On the ground floor is a large double garage with power, water, a workshop area at the back and up and over garage door. A fantastic storage space/workshop finished with concrete flooring.

External

Externally the property benefits from a lawned garden at the front, plentiful off-street parking on the large driveway and an enclosed rear garden at the rear, which is made up of lawned areas as well as raised beds etc.



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welcome to

Stratton Close, Rastrick BRIGHOUSE

- Spacious Family Home
- Desirable Residential Location
- Integral Garage and Driveway Parking
- Enclosed Rear Gardens
- Excellent Commuter Transport Links

Tenure: Freehold EPC Rating: D

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SWB107586 - 0005

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