



48 Lower Edge Road

Rastrick, Brighouse, HD6 3LD

Offers Around £175,000 Freehold



We are pleased to offer for sale this three bedroom semi detached house together with gardens off street parking and garage. Step inside and you will appreciate that the property is dated and it needs a general programme of modernisation and updating. However, this is reflected in a competitive price and gives the ideal opportunity to create a home to one own style and taste.

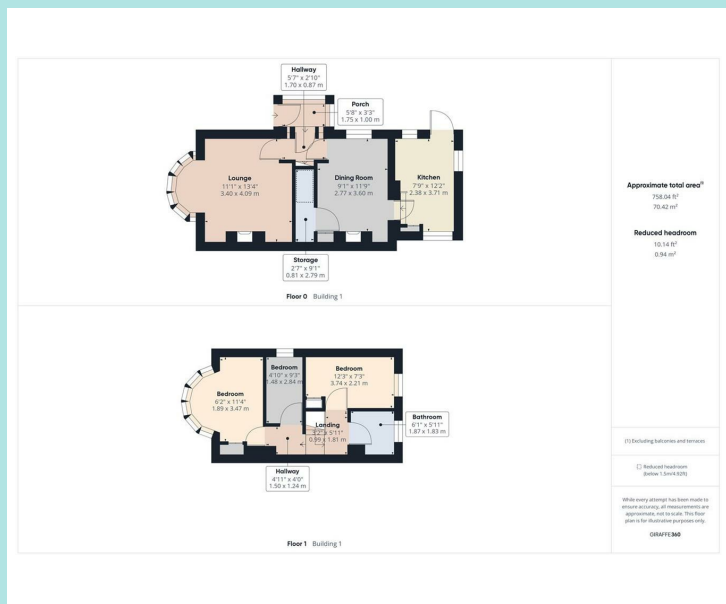
Location

The property is set back off Lower Edge Road between Brighouse and Elland. Rastick High School and Longroyde Nursery and Primary School are close by. The town centre is only a five minute driveway as his junction 24 of the M62 making this the perfect location for those needing to commute.

Accommodation

There is a side entrance lobby which leads to the lounge at the front of the property with bay window and pleasant aspect. The dining room has a gas fire with back boiler for the central heating system and a useful stair storage area. The kitchen is at the rear of the property with sink unit base units and wall units. Skylight window and rear access door. On the first floor are three bedrooms a double at the front with fitted wardrobes and a bay window. The further two bedrooms are both singles. Bathroom with a three piece turquoise coloured suite and complementary tiling.

At the front of property is a lawned and shrub garden whilst a tarmac drive provides off street parking and leads to a single car garage with small workshop to the rear. The rear gardens have lawned and shrubed areas and are enclosed with high degree of privacy. There is also a useful vegetable/allotment plot.



Council tax band: B
EPC rating: E
Ground rent: N/A
Service charge: N/A

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