



52 Tofts Grove

Rastrick, Brighouse, HD6 3NP

£175,000 Freehold





This stone built terraced house is somewhat deceptive from its external appearance as it offers a generous sized two bedroomed home ideal for a couple or small family. Step inside you will appreciate the property is particularly well presented with quality fixtures and fittings throughout and in the last five years has had new doors, windows and bathroom.

Location

Tofts Grove is a pleasant residential street with easy access to both Brighouse and Elland. Local schools and shops are within walking distance and the town centre is less than a mile away.

Accommodation

There is a good sized Lounge at the front of the property with a composite external door. Living flame gas fire and fireplace. A superb large Dining kitchen at the rear of the property has a Belfast sink unit and range of cream base units, drawer units and wall units together with wooden worktops and tiled splashbacks. Integrated appliances included gas hob, electric oven, extractor chimney and dishwasher. Gas central heating boiler. On the first floor the large Double Bedroom at the front of the property has a pleasant aspect and the second Bedroom is it is also a double overlooking the rear garden. The Bathroom has a modern white suite together with the electric shower and tile effect panelling. Landing.

The property fronts onto Tofts Grove. At the rear of the property, there is a good size south-west facing patio and Astroturf garden area and a large garage which provides off road parking. The rear garden and garage are not on the title deeds of the property but the current owners of the house enjoy sole use of this area. The land can be purchased for a separate fee. NB The property is part flying freehold.



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

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