



17 Slade Lane

Rastrick, Brighouse, HD6 3PL

Offers Around £245,000 Leasehold





We are delighted to bring to market this detached, stone built true bungalow, situated in a convenient and popular residential location. Fully double glazed, with electric heaters and solar panels to the roof which are on a feed in tariff, the property is available for immediate occupation and provides a flexible layout with three reception rooms which can be utilised to suit your individual needs. In addition, there are two double bedrooms, an integral garage, driveway, and gardens.

Location

Slade Lane connects to the A643 New Hey Road at the double mini roundabout where it becomes Crowtrees Lane. It can also be accessed via Clough Lane. Many local amenities including Carr Green Recreational Ground, Rastrick Tennis Club, Rastrick Library, and highly regarded local schools are within walking distance, and Brighouse town centre is only a short drive away. Junction 24 of the M62 is easily accessible, as are Huddersfield, Elland and Halifax, making this an ideal location for those needing to commute.

Accommodation

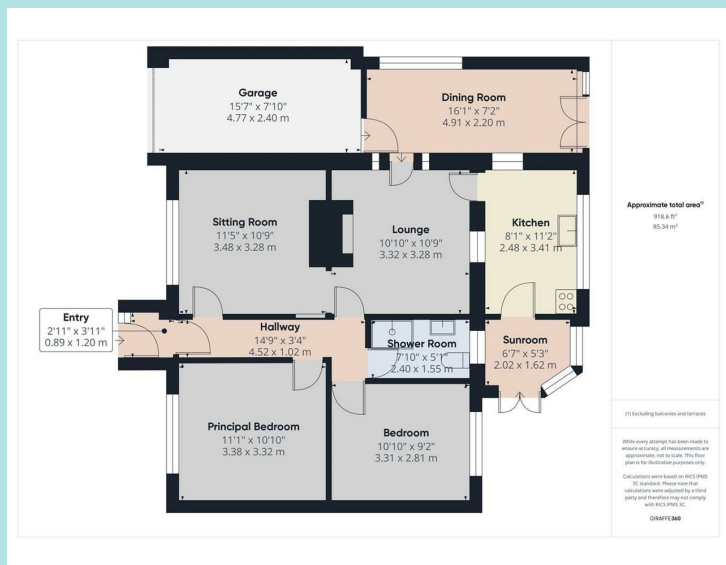
A timber door opens into an entrance vestibule with a further internal door leading into the hallway. On the left, the sitting room enjoys a window to the front elevation and an electric fire to the chimney breast with recessed shelving to the alcove, and further recessed shelving to the wall. The room is open to the lounge which features an electric stove set upon a tiled hearth within the chimney breast, and a glass display cabinet set above. The breakfast kitchen benefits from a range of white base, wall and drawer units with complementary worktops incorporating a 1 and ½ bowl sink with drainer and mixer tap over, and an integrated electric oven and hob with extractor above. There are glass display cabinets, tiled flooring and splashbacks, plumbing for a washing machine and a breakfast bar with two stools. A door gives access to the small sunroom with double doors leading to the garden. Set off the rear lounge, the dining room has previously been used as a home office and enjoys a small sky lantern which allows ample natural light, laminate flooring and French doors which overlook, and lead out to, the rear garden. There is integral access into the garage which has an electric roller shutter door.

From the hallway, access can be gained into the two double bedrooms, one set to the front of the property and the second being set to the rear. The shower room benefits from a white suite comprising of wall mounted wash hand basin set within a vanity unit with a mixer tap and fitted mirrored cabinet above, and a low flush WC. There is a high specification shower, a beautiful stained glass window and an electric panel radiator to the wall.

Externally, a gated driveway provides an off-road parking space and gives access to the garage. The front of the plot is bordered by a low wall with mature bushes and shrubs for privacy. A paved pathway leads around the side of the property to the rear garden which is a good size. There is a central area of artificial grass with various bedding and pebbled areas, with hedged boundaries, a mature apple tree, a small pond, and a variety of plants, shrubs and seasonal flowers. There is a useful summerhouse / shed.

Lease Details

The property is held on a 999 years term from 1 May 1930. We are advised no Service Charge is payable and Ground is payable at £4.35 per annum.



Council tax band: C

EPC rating: E

Ground rent: N/A

Service charge: N/A

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