



83 New Hey Road, Rastrick, Brighouse, HD6 3QG
Offers Around £360,000

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This stone built detached period property enjoys spacious family accommodation and occupies a generous plot with enclosed gardens and spacious driveway. The accommodation comprises: Entrance hall, lounge, fitted dining kitchen, family/sitting room, useful cellar room, utility, cloaks wc, 4 bedrooms (master with ensuite) and house bathroom. The fully integrated fitted kitchen is open plan to the family room which has a wood burning stove and direct access to the gardens. The bedrooms are of ample proportions and the ensuite and house bathroom are fitted with luxury suites and quality tiling. Externally are most attractive gardens, the enclosed rear garden enjoying an extensive stone flagged patio, lawn and decked area. With off road parking for 4+ vehicles to the side and accessed from Acre Lane. Conveniently located for Elland, Brighouse and Halifax town centres and the M62 motorway, an internal inspection is essential to appreciate the size and quality of accommodation.





GROUND FLOOR:

Enter the property via a covered entrance porch with a uPVC external door with inset and side glazed panel into a spacious entrance hallway.

Entrance Hall

Having a central heating radiator, staircase rising to the first floor, doors accessing the lounge, the dining kitchen, utility room and the staircase descending to the lower ground floor cellar.

Lounge

13'7" x 12'9" (4.14 x 3.89)

A generously proportioned reception room which is positioned to the front of the property and has uPVC double glazed windows to the front and side elevations allowing for plentiful natural light. There is also a central heating radiator.

Dining Kitchen

15'3" x 10'2" (4.65 x 3.10)

Being open plan to the family room by way of an archway, this superb kitchen is fitted with a contemporary range of matching wall and base units with wood effect working surfaces over inset into which is a Franke 1½ bowl stainless steel sink unit with side drainer and mixer tap. There are integrated appliances to include a double oven, 4 ring gas hob and fitted extractor, dishwasher and fridge freezer. There is tiling to the floor, part tiling to the walls, a central heating radiator, inset ceiling spotlights, a large uPVC double glazed window to the rear elevation which afford views over the garden. A door accesses the cloakroom wc.

Cloakroom WC

Furnished with a 2 piece suite in white comprising low flush wc and pedestal wash hand basin. There is tiling to the floor, part tiled walls, ceiling spotlights, a chrome ladder style heated towel rail and a uPVC double glazed window to the rear elevation.





Family Room

13'8" x 14'6" (4.17 x 4.42)

A superb reception area which is ideally suited to today's family having a wood burning stove, uPVC double glazed French doors which give direct access to the garden. There is also a uPVC double glazed window to the side elevation and a central heating radiator.

Utility Room

8'2" x 5'2" (2.49 x 1.57)

Fitted with matching wall and base units with wood effect working surfaces over inset into which is a Franke stainless steel sink with side drainer and mixer tap. There is a wall mounted central heating boiler, tiled flooring and part tiling to the walls, a central heating radiator and a uPVC double glazed window to the side elevation.

LOWER GROUND FLOOR:

Cellar Room

Having a tiled flooring, central heating radiator, power and lighting.

FIRST FLOOR:

Landing

Being split level and having a uPVC double glazed window to the side elevation, a loft access point and a door accessing a useful storage cupboard.

Master Bedroom

10'0" x 14'9" (3.05 x 4.50)

A generously proportioned master bedroom which is positioned to the rear of the property and has uPVC double glazed windows to both the side and rear elevations allowing for plentiful natural light. The views to the rear can also be enjoyed and there is a built in wardrobe with over head storage, a central heating radiator and a door accessing the ensuite.

Ensuite Shower Room

Furnished with a 3 piece suite in white comprising low flush wc, wash hand basin set to a fitted vanity unit and a corner shower cubicle with thermostatic shower. There is part tiling to the walls, tiling to the floor, inset ceiling spotlights and a chrome ladder style heated towel rail.



Bedroom 2

12'8" x 13'7" (3.86 x 4.14)

Once again being of superb proportions and having uPVC double glazed windows to both the front and side elevations, a central heating radiator and a further loft access point.

Bedroom 3

9'6" x 8'3" (2.90 x 2.51)

Once again enjoying superb views to the rear and having uPVC double glazed windows to the rear and side elevations and a central heating radiator.

Bedroom 4

8'3" x 6'3" (2.51 x 1.91)

Having a uPVC double glazed window to the side elevation and a central heating radiator.

House Bathroom

Furnished with a 3 piece suite in white comprising low flush wc, pedestal wash hand basin and a free standing roll top bath with thermostatic shower over. There is part tiling to the walls, tiling to the floor, a chrome ladder style heated towel rail, ceiling spotlights and a uPVC double glazed window.

OUTSIDE:

To the front of the property there is a flagged pathway and decked area which gives access to the main front door. The flagged pathways extend down each side of the property and to the right hand side there is a spacious tarmac driveway which provides off road parking for 4+ vehicles. To the rear of the property there is an extensive stone flagged raised patio and from the patio steps lead down to an enclosed lawned garden with shrub borders and a further decked seating area. The rear garden attracts sun for much of the day.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.



DIRECTIONS:

Leave our Elland office travelling down Victoria Road onto Southgate. At the roundabout take the first exit onto the Elland Riorges Link and then turn immediately right onto B6114 Dewsbury Road towards Rastrick. Continue up the hill and along Dewsbury Road for approximately 3 miles and on reaching the traffic light junction, bear right onto New Hey Road and take the first left onto Acre Lane. Turn immediately left where the property can be found straight ahead and access to the driveway is at the end of the lane on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

Band E

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.





Long-Z-5115
1000mm x 1800mm



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors. PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

