



163 Foxcroft Drive, Rastrick, Brighouse, HD6 3UP
Offers In The Region Of £315,000

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This most spacious 4 bedroomed, detached property is well presented throughout and has been extended from its original form by way of a sitting room to the rear and a first floor side extension. Situated in the popular residential area of Rastrick and being handily located for the M62 motorway network and being equidistant to both Elland and Brighouse. The property is within walking distance of excellent schooling and would make an ideal purchase for the family buyer. Having a well proportioned lounge and being open plan to the dining room with separate garden room, kitchen and WC to the ground floor. To the first floor is a bathroom and 3 spacious bedrooms plus a further bedroom with adjoining study/dressing room. The property has gardens to the front and rear alongside a driveway and detached garage. An early viewing is strongly recommended in order to appreciate what the property has to offer.

Energy Rating: TBA



GROUND FLOOR:

Enter the property via a uPVC external door into:-

Entrance Hall

Where there is a central heating radiator and staircase elevating to the first floor. There is also an alarm panel and under stair storage cupboard.

Kitchen

8'11" x 12'0" (2.72m x 3.66m)

Fitted with a range of matching wall and base units with complimentary working surfaces, tiled splashbacks and an inset stainless steel sink with side drainer and mixer tap. Built-in to the kitchen is a 4 ring electric hob with oven beneath, fitted extractor canopy, an integrated separate fridge and freezer and space for an automatic washing machine. There is also wood effect laminate flooring, central heating radiator, inset spotlights to the ceiling as well as under cupboard lighting, a uPVC double glazed window to the rear elevation and a uPVC external door giving access to the rear garden.

Lounge

15'0" x 11'5" (4.57m x 3.48m)

A spacious lounge area which is open plan to the dining area and fitted with a coal effect living flame gas fire set into a granite backcloth and hearth with timber surround, ceiling coving, 3 wall light points, central heating radiator and a uPVC double glazed window to the front elevation.

Dining Room

10'2" x 9'3" (3.10m x 2.82m)

Fitted with a central heating radiator, ceiling coving and a uPVC sliding patio door leading to the sitting room.

Sitting Room

9'10" x 8'3" (3.00m x 2.51m)

Fitted with 3 large uPVC double glazed windows, central heating radiator and 2 wall light points making an ideal second reception room overlooking the rear garden.

Cloakroom/WC

Furnished with a 2 piece white suite comprising low flush WC and pedestal wash hand basin with tiled splashbacks. There is a central heating radiator and uPVC double glazed window.

FIRST FLOOR:

Landing

There is a loft access point.

Master Bedroom

16'8" x 8'10" (5.08m x 2.69m)

A spacious double bedroom with a central heating radiator and uPVC double glazed window to the rear elevation.

Bedroom 2

13'1" x 10'5" (3.99m x 3.18m)

Another spacious double bedroom with ceiling coving, central heating radiator and uPVC double glazed window to the front elevation.

Bedroom 3

10'3" x 11'3" max (3.12m x 3.43m max)

Positioned to the rear of the property and fitted with a central heating radiator and uPVC double glazed window to the rear elevation.

Bedroom 4

10'1" x 7'9" (3.07m x 2.36m)

Fitted with a bulkhead storage cupboard, central heating radiator and uPVC double glazed window to the front elevation. A door from this room leads to the dressing room/study.



Dressing Room/Study

7'5" x 9'0" (2.26m x 2.74m)

Fitted with a central heating radiator and uPVC double glazed window to the front. The current vendors have chosen to divide this area into 2 separate rooms. However, there is the potential to combine these rooms to create a larger 4th bedroom.

Bathroom

Furnished with a 4 piece white suite comprising a low flush WC, pedestal wash hand basin, panelled bath and corner shower enclosure with thermostatic shower. There is also tiled flooring, inset spotlights to the ceiling, a chrome ladder style heated towel rail and uPVC double glazed window.

OUTSIDE:

Front

There is a tarmacadam driveway leading to the attached single garage and a lawned garden area.

Garage

17'10" x 9'0" (5.44m x 2.74m)

There is an up and over door, power and light and also houses the central heating boiler.

Rear

There is a paved and lawned garden area with shrubbed borders.

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 via Southgate continuing to the roundabout and taking the first exit and then immediately turning right into Dewsbury Road. Continue along Dewsbury Road until its conclusion at the traffic lights with the Sun Inn pub and turn left onto Crow Trees Lane. At the next roundabout, turn left onto Delph Hill and bare right at the junction following Tofts Grove. At the bottom of the hill, turn left onto Hollybank Road and at the end of the road, turn right onto Field Top Road. Take the second turning on the left onto Foxcroft Drive where the subject property can be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

Band D

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.



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

