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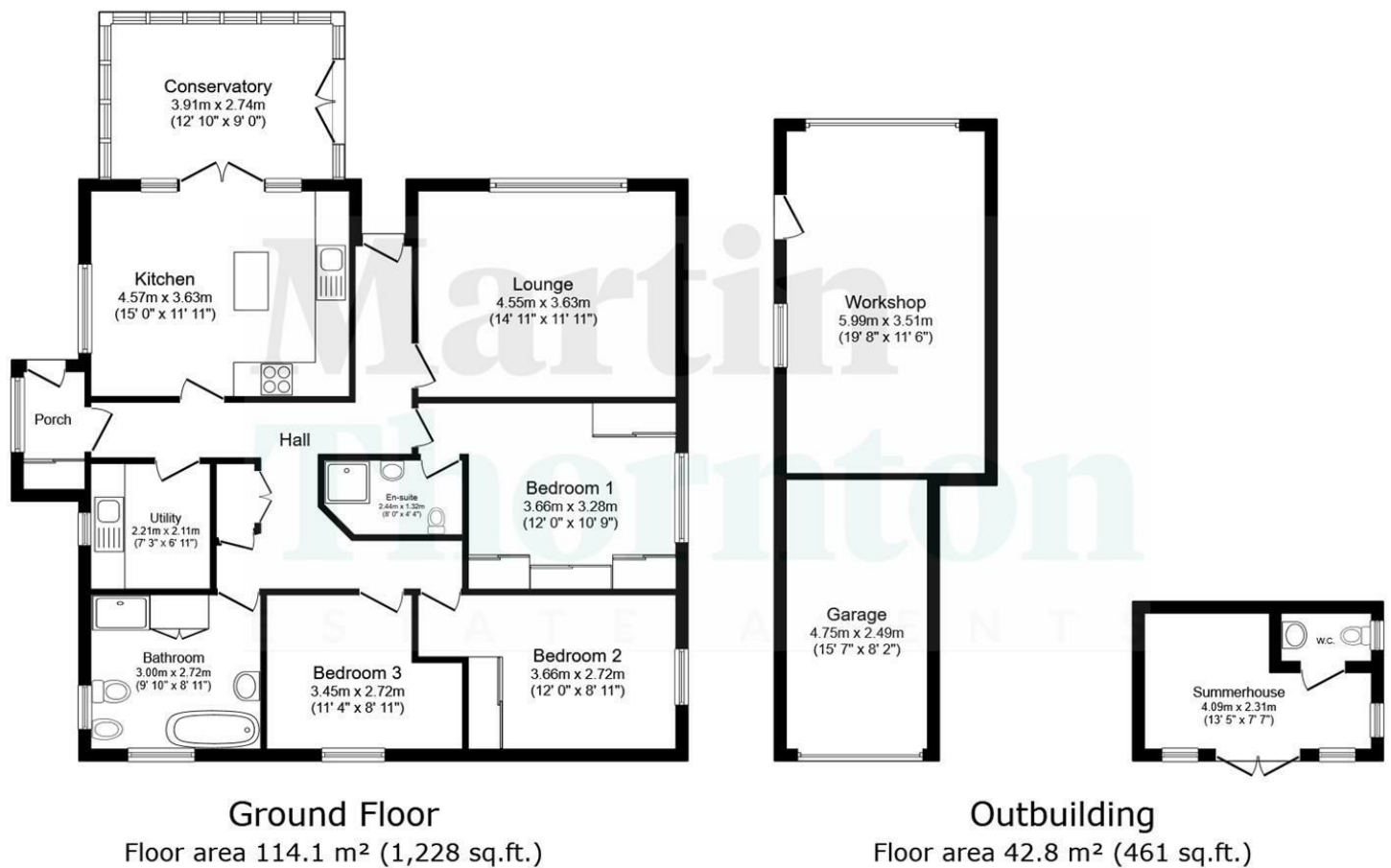
## Field Lane, Rastrick Brighouse,

Offers in the region of  
**£350,000**

This detached three-bedroom bungalow stands centrally within a good plot and is set back from Field Lane, enjoying a south-easterly aspect. The property is perfectly positioned for amenities within Brighouse town centre and is a perfect commuting base with access to the M62. The accommodation comprises an entrance porch, hallway, living room, dining kitchen with double doors through to an adjoining conservatory, utility, three bedrooms (the master with en suite shower room) and a large house bathroom. There is a gas-fired central heating system, uPVC double glazing and a security system. Externally, there is extensive parking for several vehicles and room to accommodate a motor home/camper. There is a garage along with a separate workshop, greenhouses, shed and a summer house which could be a home office/hobby room with power, water supply and toilet facilities. The garden includes lawned gardens and a patio which is a real sun trap. The property also has solar panels. An early inspection is advised to appreciate the position, accommodation and further potential on offer.

# Field Lane, Rastrick Brighthouse,

## Floorplan



TOTAL: 156.9 m<sup>2</sup> (1,689 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

# Field Lane, Rastrick Brighouse,

## Details



### Entrance Porch

An open entrance porch gives shelter from the elements and a uPVC door with an opaque glazed panel gives access to the hallway. There is an external water supply by the porch.

### Hallway

The large hallway has a floor-to-ceiling storage cupboard, perfect for shoes and coats, etc. The hallway gives access to the majority of the principal rooms and a uPVC and glazed door leads into the porch. There is coving to the ceiling, a radiator and a drop down ladder gives access to a large loft area which is predominantly boarded. The loft has the potential to create additional space/accommodation subject to the necessary consents.



### Living Room

This good sized principal reception room has a large uPVC window overlooking the garden. Enjoying a south-easterly aspect, this room is particularly light and bright. The focal point of the room is a Portuguese limestone fireplace with matching inlay and hearth, home to a coal effect gas fire. There is plenty of space for furniture and a contemporary upright radiator.



# Field Lane, Rastrick Brighouse,

## Details



### Dining Kitchen

The kitchen area has wall cupboards and base units with working surfaces, along with a one-and-a-half bowl stainless steel sink and part tiled surrounds. There is plumbing for a slimline dishwasher, a freestanding gas cooker and a small island unit with storage cupboards below. The space can easily accommodate a large formal dining table and has a side uPVC window and a radiator. French uPVC doors lead through to the conservatory.



### Conservatory

This good sized room is utilised as an everyday sitting/dining area and is particularly light and bright with uPVC glazing to three elevations and enjoying a south-easterly aspect. French doors give access out onto the paved patio area. There is floor tiling and a radiator.

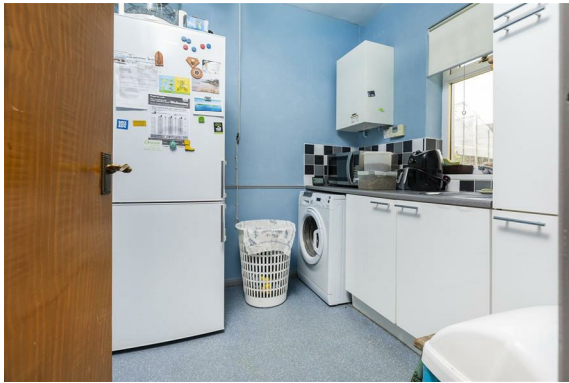


# Field Lane, Rastrick Brighouse, Details



## Utility

Accessed from the hallway, the utility has wall cupboards and base units with working surfaces and a circular stainless steel sink. There is space for freestanding appliances such as a fridge freezer and beneath the worktops is plumbing for an automatic washer. Within this room is the boiler for the central heating system. There is a side uPVC window.



## Bedroom One

This large double bedroom has built-in furniture including wardrobes, overhead storage cupboards, drawer stacks and high level storage cupboards. There is oak style laminate flooring, a uPVC window and a radiator. Being the master bedroom, this room has the advantage of an en suite shower room.



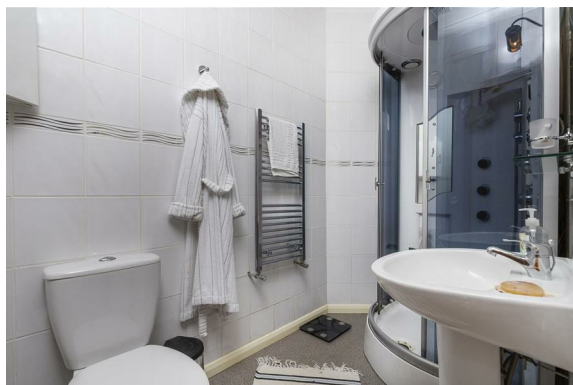
# Field Lane, Rastrick Brighouse,

## Details



### En Suite Shower Room

The shower room has a three-piece suite with the corner shower cubicle having positional jets, a waterfall style shower fitting and a hand-held shower attachment along with steam facility. There is a pedestal wash hand basin and a low-level WC. The walls are tiled and the room has an extractor fan and an upright chrome ladder-style radiator.



### Bedroom Two

This double bedroom has a built-in double wardrobe with matching drawers along with a uPVC window, laminate flooring and a radiator.



### Bedroom Three

A multi-purpose room, which could also be a home office/study with a double glazed window and radiator.



# Field Lane, Rastrick Brighouse,

## Details



### House Bathroom

The large bathroom has a five-piece white suite comprising a panelled bath, pedestal wash hand basin, low-level WC and bidet along with a shower cubicle with an overhead waterfall style shower fitting and a hand-held shower attachment. There is appropriate tiling along with a floor-to-ceiling storage cupboard, opaque high level windows, electric shaver point and an upright radiator.



### External Details

Set back from Field Lane, there is parking in front of the garage and five bar timber gates give vehicular access to the extensive driveway. Our clients have had several vehicles and a motor home parked comfortably. To the rear of the garage is a workshop with a side personal door, an up-and-over door, power, water and light. To the left hand side of the driveway is a dry stone perimeter wall, two fruit trees, wood bark borders, five bar gates and a pedestrian gate onto a block paved area. To the left hand side of the bungalow, there is a raised lawn extending to the far corner of the plot where there is a timber shed, two greenhouses and an enclosed dog pen. The bungalow itself stands centrally within a good sized plot and the front aspect enjoys a south-easterly aspect. There is access via pathways all around the bungalow and a large crazy paved patio which can be a real sun trap. There is also external power and water. From the patio, steps lead down to a shaped lawn with mature beds and borders. In the bottom corner is a wildlife pond and the gardens themselves are enclosed by perimeter walling and fencing. Continuing around the side of the property, there is a further lawn, planted borders and a purpose built timber summer house which could be utilised as a hobby room or home office with twin doors, external power and water and a toilet.



### Garage

The garage has power, lighting and an up-and-over door.

**Field Lane, Rastrick**  
**Brighouse,**  
Directions

