

[martin-thornton.com](http://martin-thornton.com)  
01484 508000



## Tofts Grove, Rastrick Brighouse,

**£325,000**

This double fronted, three-bedroomed detached house is presented to a very high standard throughout with a light and bright interior, superb breakfast kitchen and shower room. The property is ideally placed for amenities within Brighouse, approx. 1 mile away, and is a perfect commuter base with ease of access to the M62. The accommodation comprises an entrance lobby, good sized living room, breakfast kitchen with integrated appliances and island unit along with rear conservatory with patio doors. On the first floor are three bedrooms and a redesigned shower room with under floor heating and a contemporary suite. There is a gas-fired central heating system and uPVC double glazing. Externally, there is treble-width parking and a garage with an automatic door, power and lighting. The rear enclosed garden is of a good size and has stone flagged and decked seating areas as well as front and rear lawns. An internal inspection is an absolute must of this well appointed family home, which has had a programme of redesigning and updating.

**Tofts Grove, Rastrick  
Brighthouse,**  
Floorplan



# Tofts Grove, Rastrick Brighthouse,

## Details



### Entrance Lobby

An external composite door with opaque glazed panels and matching side screen gives access to the entrance lobby. This has a staircase rising to the first floor accommodation and is a handy space to store shoes and coats, etc. There is a radiator and a panelled internal door leads to the living room.

### Living Room

This large reception room runs from front to back of the property and is particularly light and bright with front and rear uPVC windows. There is a fire surround with a marble finish inlay and hearth, home to a living flame effect gas fire. The room can accommodate a good amount of furniture, has coving to the ceiling, a large under stairs storage cupboard and two radiators. A panelled door leads into the breakfast kitchen.

### Breakfast Kitchen

This room certainly has the wow factor and has been redesigned in recent times. It is particularly light and bright with neutral décor, light coloured units and natural lighting. The stylish units are to high and low levels with under unit lighting, Corian style composite worktops with matching upstands which extend into the front window sill and a moulded sink with an adjoining grooved draining area. Integrated appliances include a hob with canopy style illuminated filter hood above, oven, fridge and freezer. There is plumbing for an automatic washer. The central island unit has matching worktops which extend to create a breakfast area. To the side elevation is a composite door with a high level opaque glazed panel along with ceiling downlighting, coving to the ceiling and stylish grey flooring. The room also has space for a formal dining table and has a radiator. A wide archway leads through to the conservatory.

### Conservatory

This versatile open plan space is positioned at the rear of the property and could be used as a second sitting room or formal dining room, etc. It enjoys a very pleasant aspect over the enclosed garden, courtesy of uPVC glazing to three elevations. There are wide sliding patio doors leading out onto the timber decking along with a continuation of the grey flooring and electric under floor heating.

### First Floor Landing

From the entrance lobby, the staircase rises to the first floor landing which has a rear uPVC window.

### Bedroom One

This double bedroom is positioned at the front of the property and has oak style laminate flooring and a bank of built-in wardrobes with sliding mirror finish doors. There is a double glazed window along with ceiling downlighting and a radiator.

### Bedroom Two

This similar sized double bedroom is positioned at the rear of the property and has oak style laminate flooring and useful storage cupboards over the staircase with a hanging rail and shelving. There is plenty of space for further freestanding or fitted furniture along with a uPVC window and a radiator.

### Bedroom Three

This single bedroom is positioned at the rear of the property and has a uPVC window and a radiator.

### Shower Room

The shower room has been updated to a very high standard with the inclusion of under floor heating. The walk-in double shower cubicle has a glazed screen along with an overhead waterfall style shower fitting and a hand-held shower attachment. There is a rectangular wall mounted hand basin with drawers beneath and a low-level WC. The room has tiling to the walls and floor along with an aqua boarded ceiling incorporating downlighting, a wall mounted mirror, a toiletries cupboard, an upright ladder-style radiator and a wide towel rail. To the rear elevation is an obscure uPVC window.

# Tofts Grove, Rastrick Brighthouse,

## Details



### External Details

At the front of the property is a lawned garden with mature shrubs and an extensive treble-width concrete parking area which also gives access to the garage. There is external water and a planted flowerbed/border. One of the property's major selling points is the size of its garden. There is a large timber decked seating area that can be accessed from the patio doors within the conservatory and creates a perfect outdoor eating and entertaining space. The garden has a dry stone boundary wall on the right hand side and a useful storage area to the side of the garage, perfect for a shed. From the decking, access can be gained to a stone paved second seating area with gravelled borders. At the far end are rockery style flowerbeds along with perimeter fencing, a paved pathway and lawn. There is also external lighting.

### Garage

This has an electric automatic door along with a side personal door, power and lighting. There is useful storage in a loft area.

# Tofts Grove, Rastrick Brighouse, Directions

