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Bramston Gardens, Rastrick Brighouse,

**Offers in the region of
£210,000**

This two double bedroom end terraced property enjoys a cul-de-sac setting. It has two parking spaces and a good-sized enclosed side garden. It is perfectly placed for amenities within Brighouse centre and would make a good commuter base with access to nearby motorway and rail networks. The accommodation is presented to a high standard throughout and comprises an entrance porch, good-sized living room, dining kitchen with some integrated appliances and a conservatory. On the first floor are two double bedrooms and a bathroom. The property has a gas-fired central heating system (apart from in the conservatory), uPVC double-glazing and a security alarm system. Externally, the garden is predominantly at the side and enclosed by walling and fencing. It is designed for ease of upkeep and can be a real sun trap. It has a timber decked seating/entertaining area. An internal inspection is recommended to appreciate the position and standard of presentation.

Bramston Gardens, Rastrick
Brighthouse,
Floorplan



Total floor area: 61.8 sq.m. (666 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

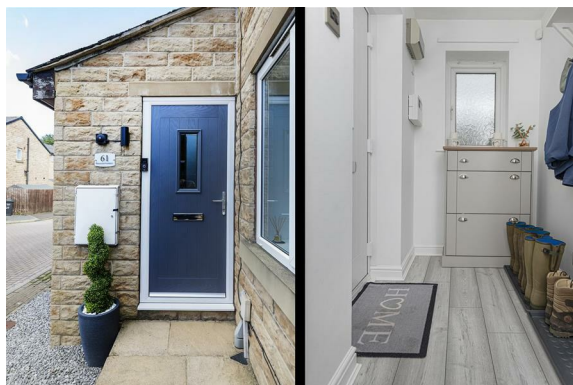
Bramston Gardens, Rastrick Brighouse,

Details



Entrance Porch

An external composite door with an opaque decorative panel gives access into the entrance porch. This is the perfect place to store shoes and coats. It has an opaque window to the front elevation, laminate flooring and a radiator. A staircase rises to the first floor accommodation and a timber and glazed door leads into the living room.



Living Room

This well-appointed reception room with neutral decor is positioned at the front of the property. It has a fire surround with matching inlay and a raised hearth, home to a coal effect gas fire. There is plenty of space for furniture, coving to the ceiling, a radiator and a uPVC window. A timber and glazed door leads into the dining kitchen.



Bramston Gardens, Rastrick Brighthouse,

Details



Dining Kitchen

The kitchen area has wall cupboards and base units with working surfaces, part tiled surrounds and a one-and-a-half bowl stainless steel sink. Integrated appliances comprise a four-ring gas hob with a pull-out filter hood above and an electric fan oven. There is plumbing for an automatic washer and concealed is the boiler for the central heating system. The room has space for a freestanding fridge freezer and the dining area can accommodate a formal dining table. There is a rear uPVC window, laminate flooring and a radiator. Sliding patio doors lead through to the conservatory.



Conservatory

This multipurpose room is positioned at the rear of the property and could be utilised as a formal dining/breakfast room or a home office, etc. It is particularly light and bright with a south-easterly aspect, along oak style vinyl flooring, uPVC glazing and a door leading out into the garden.



First Floor Landing

From the entrance lobby, a staircase rises to the first floor landing. A drop-down ladder gives access to useful storage within the loft area and has electric lighting.

Bramston Gardens, Rastrick

Brighthouse,

Details



Bedroom One

This double bedroom is positioned at the front of the property and has neutral decor and carpeting. It has a uPVC window, a useful shelved storage cupboard over the bulkhead, space for furniture and a radiator.



Bedroom Two

This double bedroom is positioned at the rear of the property and has sliding mirror-fronted wardrobes with hanging rails and shelving. The room has neutral decor and carpeting. There is space for further furniture, a uPVC window and a radiator.



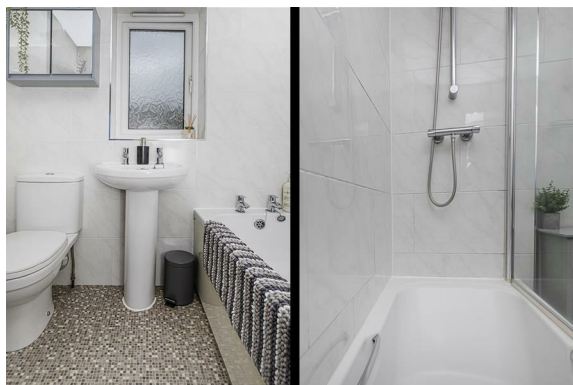
Bramston Gardens, Rastrick Brighouse,

Details



Bathroom

The well-appointed bathroom has a white suite comprising a bath with a curved shower screen and a wall-mounted shower fitting, a pedestal wash hand basin and a low-level WC. There is tiling to the walls, an extractor fan, an opaque uPVC side window and an upright chrome ladder style radiator.



External Details

The property has two parking spaces, one behind the other, and a good-sized side garden. The garden is enclosed by walling and fencing, which was recently completed. There is a wide gravelled pathway, a good-sized timber decked seating area, which can be a real sun trap, a pebbled area and a timber shed. There is external side lighting and a timber gate leads to the rear of the property, which has a paved patio area, external water and additional lighting.



Tenure

The vendor informs us that the property is freehold.

Bramston Gardens, Rastrick
Brighouse,
Directions

