

3 Acre Lane, Brighouse, HD6 3FD

£275,000

Offered FOR SALE is this stunning THREE double bedroom semi-detached on this newly built development in Rastrick, Brighouse. Accommodation comprises; Entrance hallway, cloaks/w.c. lounge and dining kitchen. To the first floor; landing, two double bedrooms and bathroom. To the second floor; double bedroom and en-suite shower room. Gardens and parking for two cars. The property benefits from Upvc double glazing, gas central heating, security alarm system and smart meters. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

Ground Floor

Entrance Hallway



Composite obscure double glazed door to front, alarm control panel with remote control, radiator and room stat. Rubber matting, staircase access to first floor and doors to dining kitchen and cloaks/w.c.;

Cloaks/w.c. 3'3" ma max x 4'7" max (1 ma max x 1.4 max)



Two piece suite comprising low flush w.c. and pedestal wash basin with tiled splashback. Tiled floor, radiator and Upvc obscure double glazed window to front.

Dining Kitchen 11'7" max x 13'5" max (3.55 max x 4.1 max)



Having a range of wall and base units with laminate worktop and splashback. Integrated fridge/freezer, electric 'Indesit' oven and grill, 'Indesit' four ring gas hob with extractor hood and light above and glass splashback. Integrated 'Indesit' dishwasher and 'Indesit' washing machine. Tiled floor, radiator and usb socket. Stainless steel one and a half sink and drainer and instant hot water tap. Radiator, Upvc

double glazed window to front, stop tap and door to lounge;

Lounge 11'9" x 14'5" (3.6 x 4.4)



Radiator, understairs storage, t.v. and telephone point. Upvc double glazed French doors to rear.

First Floor

Landing



Two radiators, storage cupboard housing the fusebox and Upvc double glazed window to front. Staircase access to second floor and doors to bathroom and bedrooms;

Bedroom Two 8'10" max x 14'5" max (2.7 max x 4.4 max)



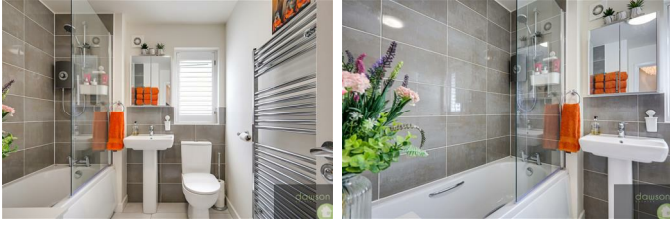
Double bedroom with radiator and Upvc double glazed window to rear.

Bedroom Three 8'0" x 9'4" (2.45 x 2.85)



Double bedroom with radiator and Upvc double glazed window to front.

Bathroom 6'8" max x 8'0" max (2.05 max x 2.45 max)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with glass shower screen and electric shower. Tiled floor, part tiled walls and extractor fan. Chrome heated towel radiator and Upvc obscure double glazed window to side.

Second Floor

Bedroom One 14'5" max x 20'8" max (4.4 max x 6.3 max)



Double bedroom with radiator, t.v. point, room stat and Upvc double glazed window to front. Door to en-suite shower room;

En-suite Shower Room 5'4" x 7'6" (1.65 x 2.3)



Three piece suite comprising low flush w.c. pedestal wash basin and shower cubicle with mains shower. Extractor fan, part tiled walls and tiled floor. Under eaves storage, chrome heated towel radiator and double glazed velux window.

External



To the front is a paved area and lawn. External light. Access to the side. Gas and electric meters to side. To the rear is an enclosed garden with patio, lawn and decked area. Outside socket, outside tap and solar lights. Bin store and further garden area with shrubs and plants. Two parking spaces.

Parking

Two parking spaces to rear.

Tenure

We have been advised by the vendor that the property is freehold. There will be a service charge and the estimated annual charge is £124.61

Water

Water meter

Energy Rating

B

Council Tax Band

C

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

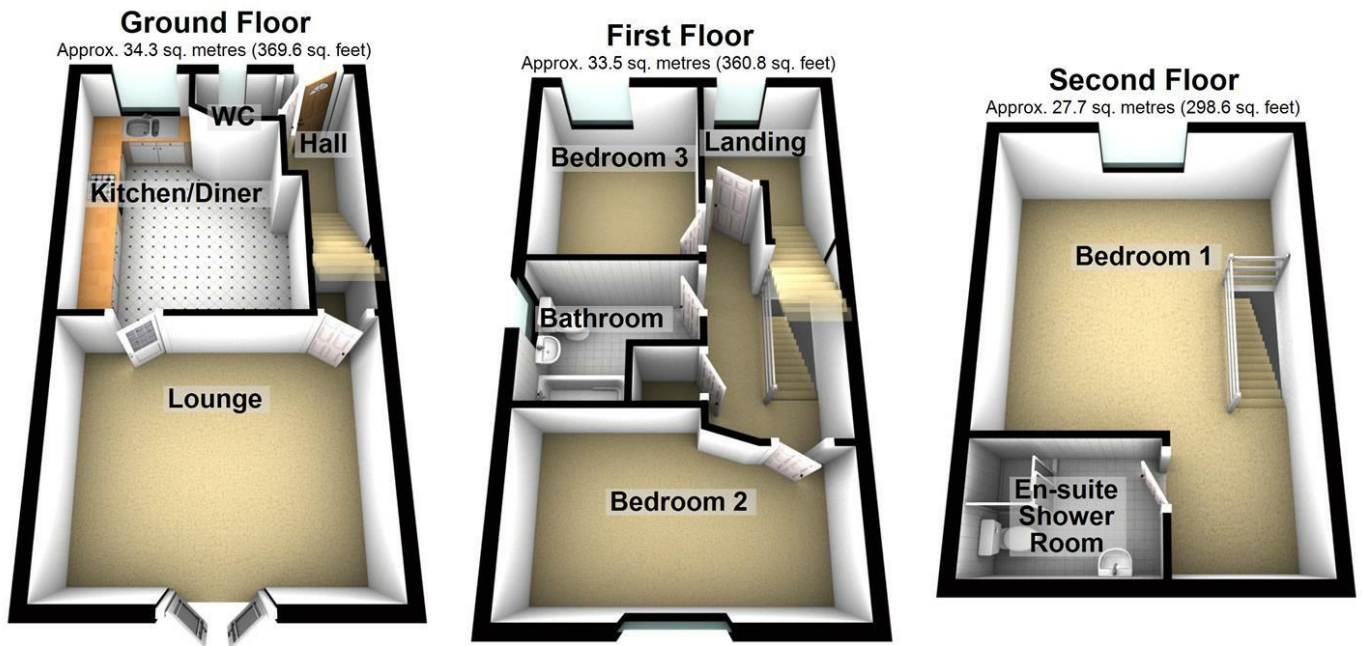
Boundaries & Ownerships

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.

Mortgages

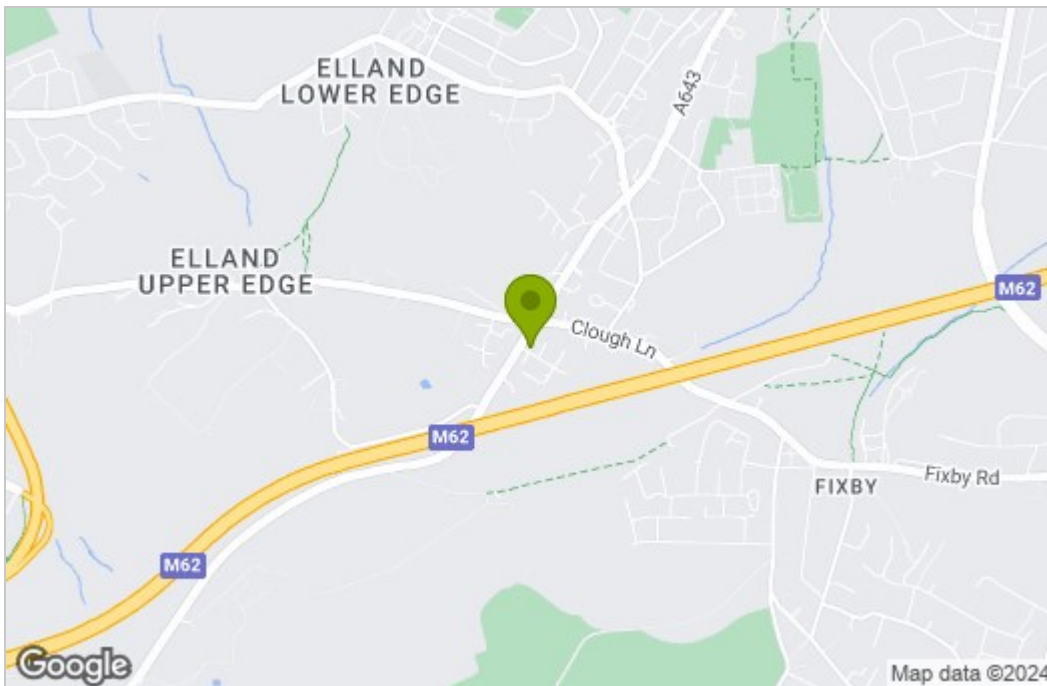
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Floor Plan

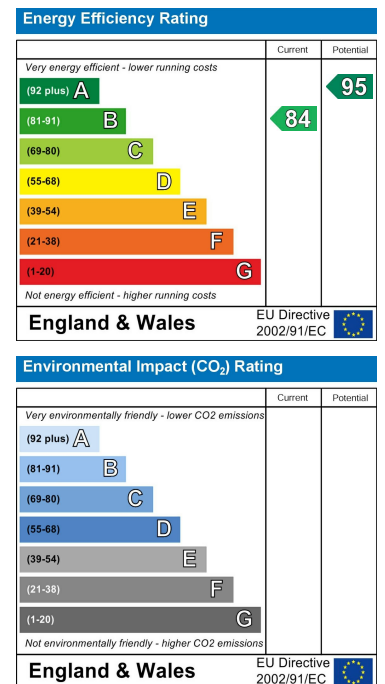


Total area: approx. 95.6 sq. metres (1029.0 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.