



21 Sunnydale Avenue, Brighouse, HD6 3ES

**Offers In The Region Of £165,000**

Offered FOR SALE with NO CHAIN is this TWO bedroom end terrace situated on this pleasant cul-de-sac in the popular area of Rastrick, Brighouse. Accommodation comprises; Entrance lobby, lounge and dining kitchen. To the first floor; landing, two double bedrooms and bathroom. Gardens front and rear and off road parking for one car to the front. The property benefits from Upvc double glazing, gas central heating and smart meters. Close to amenities, transport links and access to the M62 motorway network. Ideal first time buy. Viewing essential.

## Ground Floor

### Entrance Lobby

Upvc obscure double glazed door to front, radiator and staircase access to the first floor. Door to lounge;

### Lounge 11'9" max x 11'9" max (3.6 max x 3.6 max)



Radiator, mobile room stat and electric fire with marble effect surround and wooden fireplace. Two telephone points, t.v. aerial lead and cable point. Understairs storage and Upvc double glazed window to front. Door to dining kitchen;

### Dining Kitchen 9'2" x 15'3" (2.8 x 4.65)



Having a range of wall and base units with laminate worktop and tiled splashbacks. 'Kitchenspace' electric oven, four ring electric hob and extractor hood above. Space for fridge/freezer, plumbing for washing machine and stainless steel sink and drainer. Wall mounted 'MAIN' condensing combi boiler, radiator and Upvc double glazed window to side. Upvc double glazed window and Upvc obscure double glazed door to rear.

## First Floor

### Landing

Loft hatch, Upvc double glazed window to side and doors to bathroom and bedrooms;

### Bedroom One 11'9" max x 11'9" max (3.6 max x 3.6 max)



Double bedroom with radiator, spotlights and Upvc

double glazed window to front. Overstairs wardrobe with hanging space and shelving.

### Bedroom Two 8'10" x 9'0" (2.7 x 2.75)



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

### Bathroom 5'2" x 6'2" (1.6 x 1.9)



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

## External



To the front of the property is a decked and patio garden with wood chip borders having various shrubbery. To the rear is a decked and artificial lawn garden. Outside tap and veranda.

## Parking

Off road parking for one car to the front. On street parking also available.

## Tenure

We have been advised by the vendor that the property is freehold.

### **Energy Rating**

D

### **Council Tax Band**

B

### **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**

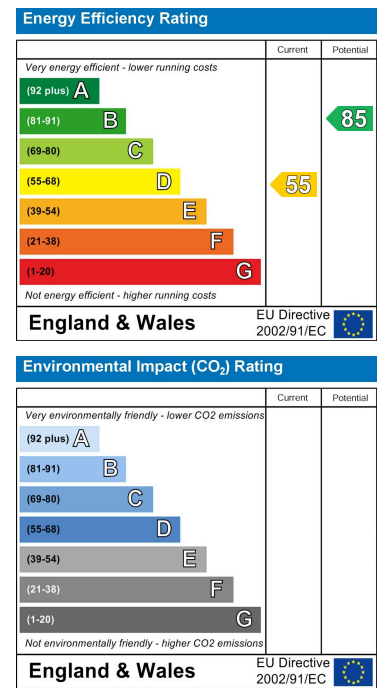
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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