

MARSH & MARSH PROPERTIES

222 Thornhill Road, Rastrick, HD6 3HL

£125,000



A rare and exciting opportunity is on offer from this beautifully presented, one bedroomed, end of terrace, property - situated in the Rastrick village. The perfect property for any first-time buyer or property investor looking for a neat and tidy home, positioned in a well-connected location. The house features a charming and well-presented, low-maintenance, garden to the rear elevation that is a real sun trap and offers an ideal place to sit out and enjoy the views over Rastrick and beyond. The garden also features a large storage shed, ideal for a workshop or additional storage space. To the front of the property there are plenty of on-street parking spaces.

Internally the property will continue to impress, being offered with a modern style and décor that creates the opportunity to move in with little to no work required. The house has a welcoming feel as soon as you step inside that is enhanced by the light and bright atmosphere throughout. With its spacious and bright living room, well-appointed dining kitchen, generous bedroom and a well-presented shower room.

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The property benefits from being within close proximity to outstanding primary and good secondary schools, both within easy walking distance. It is also just a 5-minute walk from Brighouse town centre, providing access to the fantastic shops and services of the town, as well as easy access to Brighouse train station (10 minutes' walk) providing rail connections to the local area and access to the Grand Central train service. Just a 6 minutes' drive away is Junction 24 for the M62 providing quick access to the major cities Leeds, Manchester and Bradford.

Owing to the fantastic nature of this property, its well-regarded residential location and realistic asking price, an appointment to view is essential in order to fully appreciate this smart home.

From the front of the property a composite door opens into the

HALLWAY

A welcome reception as you step inside the property; the hallway features a carpeted floor, central light fitting and single radiator.

From the hallway a wooden door opens into the

LIVING ROOM



A beautifully presented and open space that offers ample room for a three piece suite along with additional furniture. The room benefits from being dual aspect with uPVC double glazed windows to the front and rear elevations. An electric fire, on a granite hearth and with wooden mantelpiece, offers a charming central feature for the whole room. With a carpeted floor, ceiling inset spotlights, two single radiators and a television access point.



From the rear of the room a wooden door opens onto carpeted stairs that lead down to the

DINING KITCHEN



A neatly laid out dining kitchen that offers ample

space for a dining table to one side of the room. An "L" shaped set of laminated work surfaces offers plenty of workspace to one corner of the room. There is plenty of storage space with an under stairs alcove storage area in addition to the large storage pantry to the other corner. There is also a separate housed WC to one corner offering lower ground floor facilities. The dining kitchen also features a rear porch that leads out into the rear garden as well as creating a barrier from the external aspect to the internal. With an integrated oven, integrated hob, fitted microwave, space for a fridge/freezer, tiled floor, tiled splashbacks, plumbing for a washing machine, ceiling inset spotlights, uPVC double glazed windows to the front elevation and a stainless-steel sink with stainless-steel mixer tap.



From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, uPVC double glazed window to the rear elevation, fitted cupboard storage space, ceiling inset spotlights and a single radiator.

From the landing wooden doors open into the

BEDROOM



A neatly presented bedroom that offers more than ample space for a double bed along with additional bedroom furniture. Two bulk head cupboards offer additional storage space. With a carpeted floor, ceiling inset spotlights, uPVC double glazed window to the front elevation and single radiator.

SHOWER ROOM

Another neatly laid out space, the shower room features a corner shower cubicle, pedestal washbasin, close coupled toilet, tiled floor, tiled walls, ceiling inset spotlights, frosted uPVC double glazed window to the rear elevation and an

extractor fan.



GARDENS



To the rear of the property is a fully enclosed patio

garden, ideal to sit back and relax whilst enjoying this sun trap. The rear garden is an ideal place to enjoy the views over Rastrick and beyond to the rear. There is a substantial storage shed in the rear garden, perfect for additional storage space or conversion into a workshop.



PARKING

To the front of the property there is ample on-street parking space.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.



TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: [///soon.milky.palace](https://www.what3words.com/#!/en/soon.milky.palace)

Google Plus Code: M6V5+2RC Brighthouse

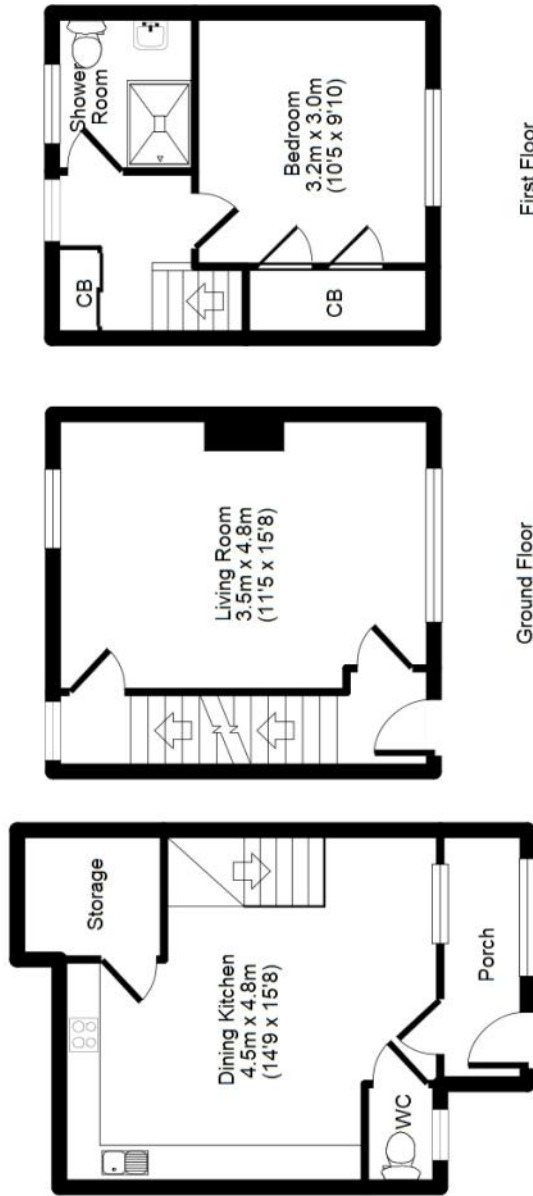
For sat nav users the postcode is: HD6 3HL

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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Lower Ground Floor

Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 67 sq. m / 723 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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