



45 Bramston Gardens, Rastrick, Brighouse, HD6 3AG

£190,000

- Well-presented two-bedroom mid-terrace property
- Modern kitchen with garden access
- Driveway parking for up to three vehicles
- Generous north-east facing rear garden
- Spacious lounge with feature gas fire
- Popular Rastrick location close to schools and amenities

45 Bramston Gardens, Brighouse HD6 3AG

Two-Bedroom End-Terrace Home | Driveway for Three Cars | Spacious Rear Garden | Popular Rastrick Location

Situated in the heart of Rastrick, this well-presented two-bedroom mid-terrace property offers spacious accommodation, a generous rear garden, and off-street parking for up to three vehicles. Ideally suited to first-time buyers, downsizers, or investors, the property benefits from excellent access to local schools, shops, and everyday amenities.



Council Tax Band: B



Ground Floor

A welcoming entrance hall provides access to the main living accommodation and creates a bright first impression.

Lounge

Overlooking the front of the property, the spacious lounge benefits from plenty of natural light and features a gas fire, creating a warm and comfortable living space. The room flows seamlessly into the kitchen, enhancing the sense of space.

Kitchen

Positioned to the rear, the kitchen enjoys views over the garden and features a practical C-shaped layout. Fitted with an integrated oven and gas hob, the space also accommodates a freestanding washing machine, tumble dryer, and fridge freezer. Sliding patio doors provide direct access to the garden, while the boiler has been replaced within the last few years.

First Floor

Bedroom One

A generous principal bedroom overlooking the rear garden, complete with fitted wardrobes and ample space for a king-sized bed and additional furniture.

Bedroom Two

A spacious second bedroom with built-in storage and room for a king-sized bed, making it ideal as a guest room, child's bedroom, or home office.

Bathroom

The family bathroom comprises a bath with shower over, wash basin, and WC, offering a practical and well-maintained space.

Outside

The property benefits from a generous north-east facing rear garden, providing ample space for outdoor seating, entertaining, and gardening.

To the front, a private driveway offers off-street parking for up to three vehicles.

Location

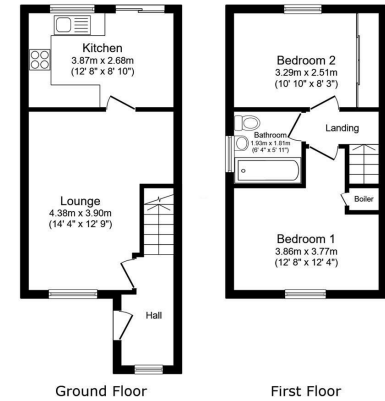
Located in the heart of Rastrick, the property enjoys convenient access to a range of local shops, schools, transport links, and everyday amenities, making it an ideal choice for a variety of buyers.

Agent Notes & Disclaimer

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.







Total floor area: 59.6 sq.m. (642 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.propertybase.co

