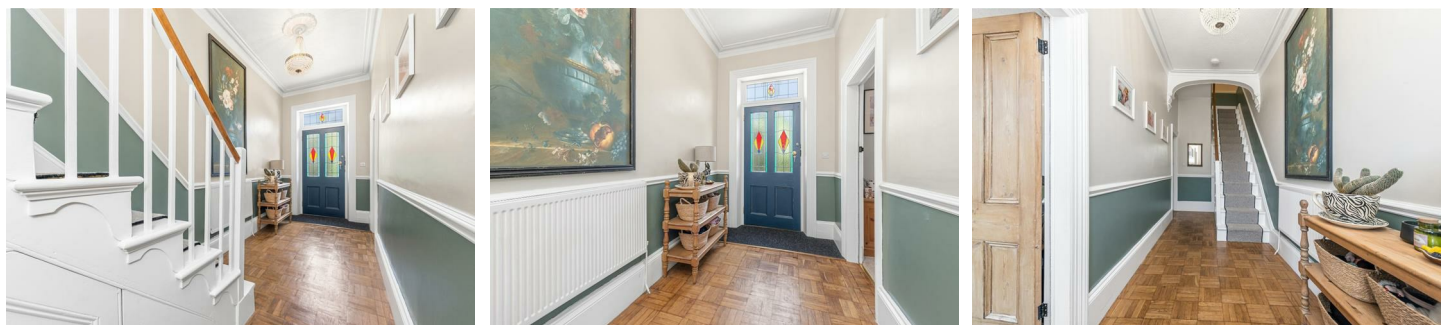




84 Crowtrees Lane, Brighouse, HD6 3NH

£280,000

Offered FOR SALE is this THREE bedroom stone built end terrace in the sought after area of Rastrick. Accommodation comprises; Entrance Hallway, lounge, dining kitchen, utility, rear porch and cellar. Three double bedrooms and bathroom to first floor. Gardens front and rear. Plenty of off road parking to side. The property benefits from majority Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential. Ideal family home.

Ground Floor

Entrance Hallway



Wooden stained glass door with stained glass panel above to front. Radiator, dado rail and cornices to ceiling. Rubber matting, wood floor, understairs storage, staircase access to first floor and doors to dining kitchen and lounge;

Lounge 14'9" x 14'9" (4.50 x 4.50)



Upvc double glazed window to front, radiator, dado rail and cornices to ceiling. Open dual fuel fire with cast iron fireplace. Wall lights, two telephone points and cable point.

Dining Kitchen 13'9" x 14'9" (4.19 x 4.50)



Having a range of wall and base units with solid wood worktop and splashback. Integrated microwave, dishwasher, Range oven and hob with tiled splashback and extractor fan above. . Integrated fridge and freezer, Belfast sink. Coving to ceiling and Upvc double glazed window to rear. Doors to rear porch and utility;

Utility 6'1" x 10'8" (max x max) (1.85 x 3.25 (max x max))



Having wall and base units with solid wood worktop and splashbacks. Belfast sink, plumbing for washing machine, gas and electric cooker point, stop tap and Upvc double glazed window to rear. Door to staircase access to cellar.

Rear Porch 3'11" x 4'3" (1.19 x 1.30)

Upvc double glazed window and wooden double glazed obscure door.

Lower Ground Floor

Cellar

Fusebox and electric meter. Cupboard at the top of the stairs housing the boiler. (Boiler approx. 3 years old)

First Floor

Landing



Loft hatch (Drop down ladder, part boarded and light) coving to ceiling. Doors to bathroom and bedrooms;

Bedroom One 11'0" x 14'9" (3.35 x 4.50)



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

Bedroom Two 12'1" max x 14'8" max (3.7 max x 4.49 max)



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

Bedroom Three 9'2" x 14'5" (max x max) (2.79 x 4.39 (2.8 max x 4.4 max))



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

Bathroom 6'3" x 13'6" (1.93 x 4.13)



Four piece suite comprising low flush w.c. pedestal wash basin, freestanding cast iron bath and shower cubicle with electric shower. Part tiled walls and Upvc obscure double glazed window to rear. Tiled floor.

External



To the front is a pebbled area with lights that can be switched on/off. To the side are external lights, off road parking for three cars and garage with up and over door. At the back of the garage is a strip of land. Gas meter and stone outbuilding that next door has use of. To the rear is a lawn with security light and outside power socket.

Garage

Parking

Off Road Parking

Tenure

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

Energy Rating

TBC

Council Tax Band

B

Water

Water Rates

Rental Potential

We expect you could achieve £pcm. Dawson Estates pay our Landlords Rent on Time every time. Ask a member of staff for details.

Viewings

Strictly by appointment. Contact Dawson Estates 01422 370320.

Property to Sell?

Call 01422 370320 for a FREE, no obligation valuation.

Solicitors

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

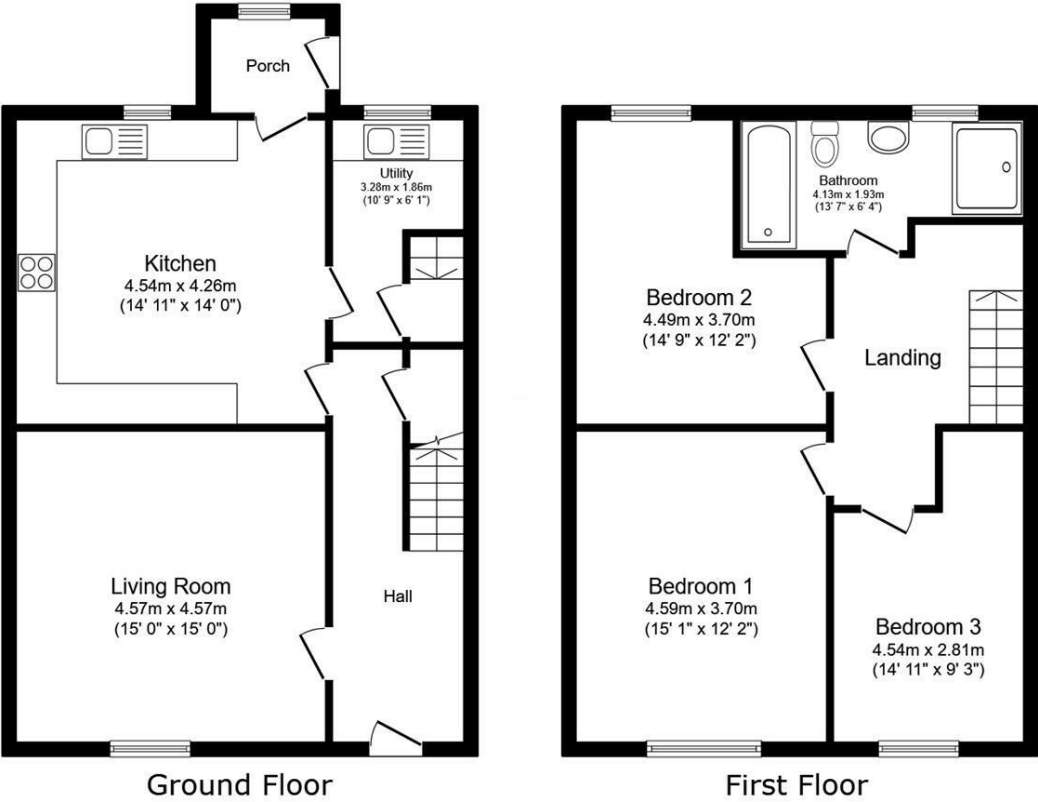
Boundaries & Ownerships

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

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on 01422 370320. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

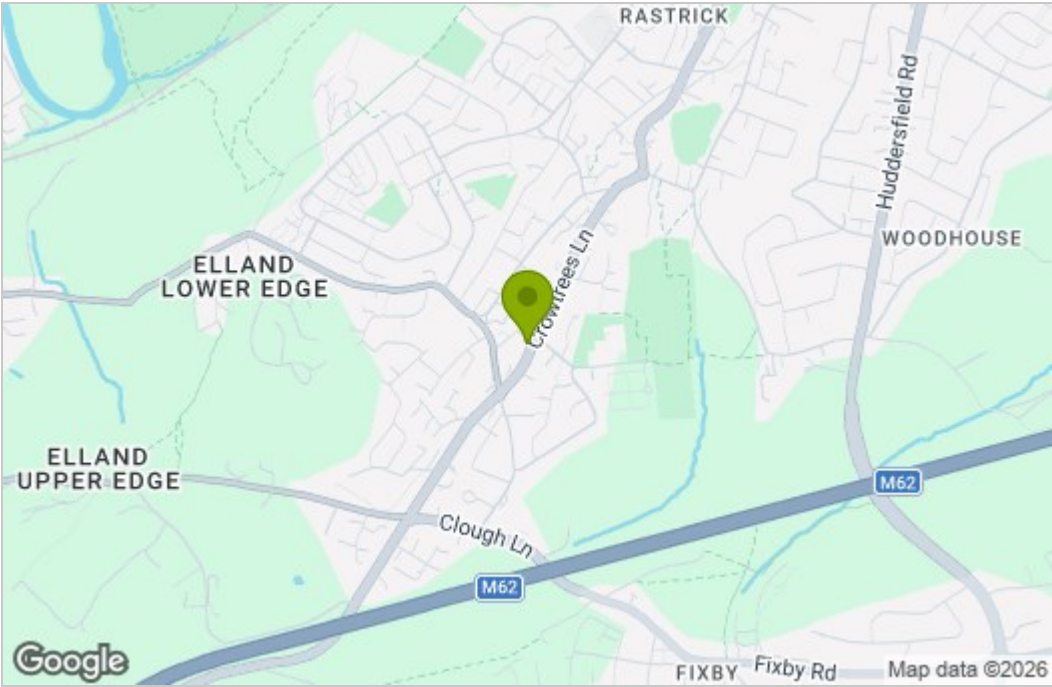
Floor Plan



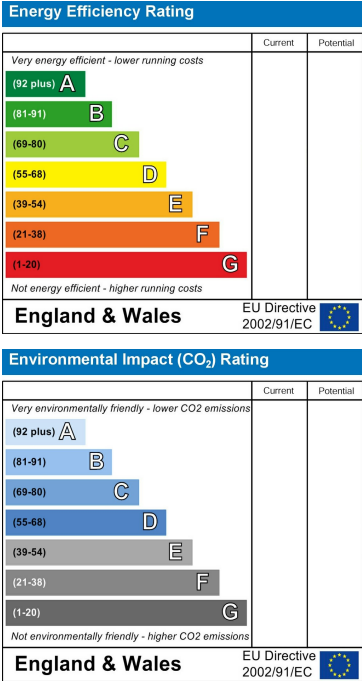
Total floor area: 123.9 sq.m. (1,334 sq.ft.)

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.