1 Sunnydene, Rastrick Common, Brighouse, HD6 3EL

£200,000

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Occupying a pleasant position with fantastic views adjoining Castlefields Golf Course, this beautifully presented two bedroom semi detached cottage has been tastefully updated and improved by the current owners whilst retaining a wealth of character and charm. Featuring exposed floorboards, high ceilings and decorative cornicing, the property blends period features with stylish modern presentation throughout and would make an ideal purchase for the first time buyer, professional couple or those looking to downsize.

The property benefits from gas fired central heating together with UPVC double glazing and is situated within the popular residential area of Rastrick, conveniently positioned for local amenities and transport links. Externally there is a buffer garden to the front and an attractive enclosed rear garden incorporating decked and paved seating areas, creating an excellent space for outdoor entertaining whilst enjoying the surrounding outlook.

GROUND FLOOR:

Enter the property through a composite external door into:-

Lounge

14'7" x 13'1" (4.45 x 3.99)

The focal point of this beautifully presented reception room is a wood burning stove which is set to a stone hearth, brick fireplace and timber lintel above. There is a central heating radiator and uPVC double glazed window.

Inner Hallway

A staircase rises to the first floor and a door gives access to the dining kitchen.

Dining Kitchen

16'0" x 9'7" (4.88 x 2.92)

This spacious dining kitchen has far reaching views across the garden and golf course beyond. Being fitted with a range of matching cream shaker style walls and base units with solid wood block working surface over, ceramic sink with side drainer and mixer tap, 4 ring hob with overhead extractor, electric oven, part tiled walls, solid wood floor, central heating radiator, uPVC double glazed window and a uPVC external door which gives access to the rear garden. A further door gives access to the utility area which houses the wall mounted combination boiler, together with space and plumbing for an automatic washing machine. Access can also be gained to the lower ground floor cellar.

LOWER GROUND FLOOR:

Cellar

FIRST FLOOR:

Landing

Having an original spindle rail balustrade staircase with newel post, exposed timber floorboards, uPVC double glazed window with far reaching views and a central heating radiator.

Bedroom 1

14'6" x 9'2" (4.42 x 2.79)

This well proportioned double bedroom has a uPVC double glazed window, fitted wardrobe with cupboard above, drawer beneath, exposed timber floorboards and a central heating radiator.

Bedroom 2

11'3" x 7'0" (3.43 x 2.13)

Having a central heating radiator and a uPVC double glazed window.

Bathroom

Furnished with 4 piece white suite incorporating low flush WC, wash hand basin, roll top bath with mixer tap and hose attachment and a shower cubicle with electric shower. There are part tiled walls, fully tiled floor, central heating towel rail and a uPVC double glazed window.

OUTSIDE:

There is a buffer garden to the front and a fantastic rear garden which consists of a stone flagged patio, decked area and raised flower border. The rear garden overlooks the golf course, enjoying fantastic views.

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.

DIRECTIONS:

Leave Elland via Dewsbury Road in the direction of Brighouse, continue to the junction by the Sun Inn Public House and here turn left onto the A643 New Hey Road, continue straight ahead to the mini roundabout to Crowtrees Lane and at the next mini roundabout turn right onto Ogden Lane and then bear left on to Rastrick Common where Sunnydene can be found on the left hand side. No.1 will be identified by a Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

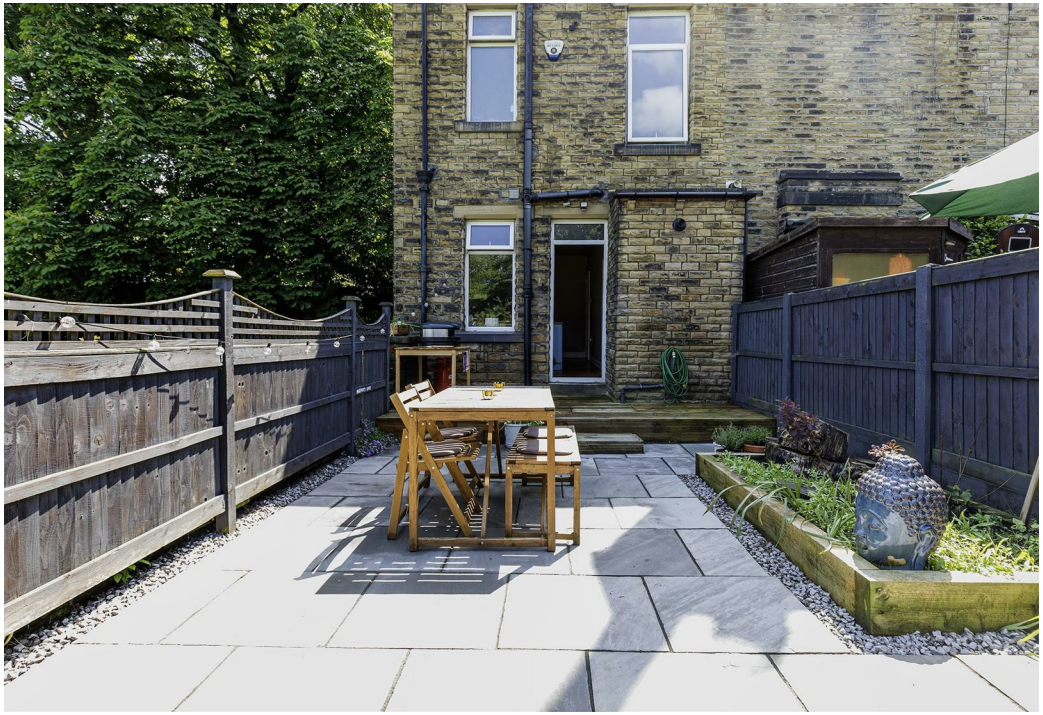
Band B

MORTGAGES:

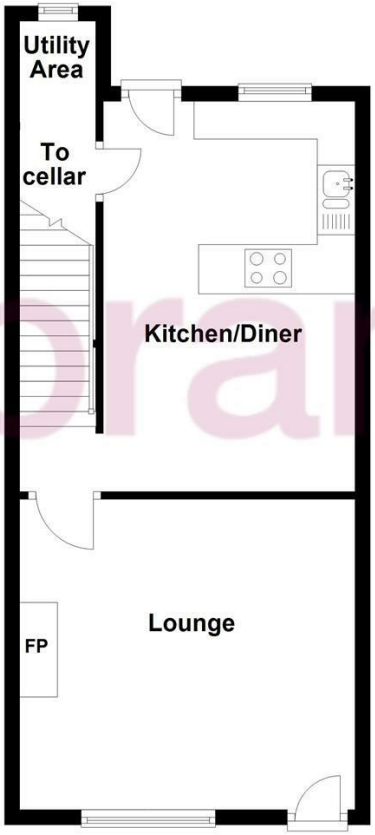
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

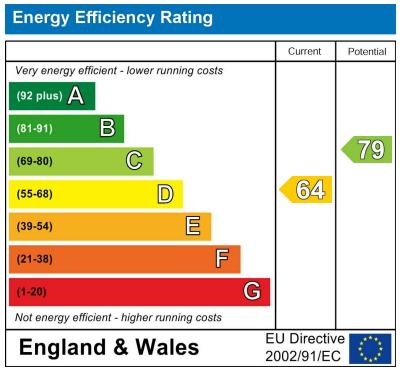
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



Ground Floor



First Floor



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors. PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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