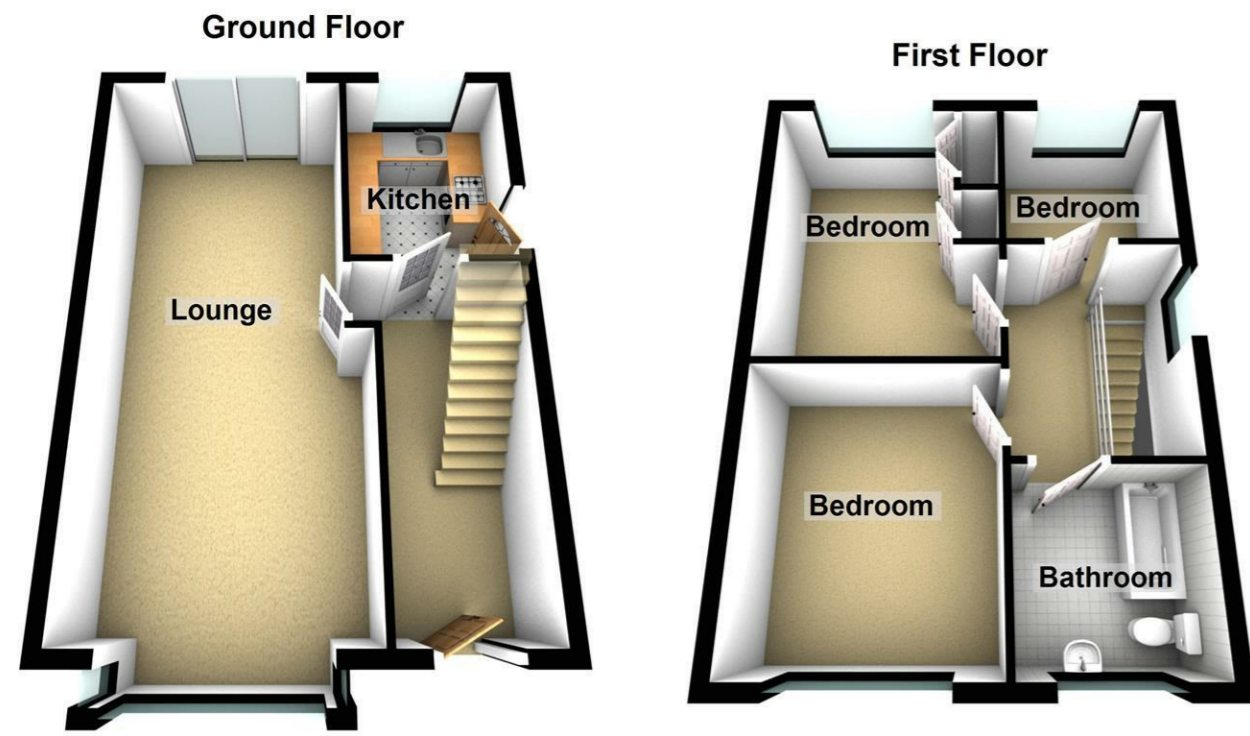


# BOULTONS

54 JOHN WILLIAM STREET  
HUDDERSFIELD  
HD1 1ER  
01484 515029



For Illustration Purposes Only, Not To Scale  
Plan produced using PlanUp.

46 Carr Green Avenue, Huddersfield



46 Carr Green Avenue  
Rastrick, Brighouse, HD6 3LY

Offers Around £240,000



CHARTERED SURVEYORS



AUCTIONEERS



ESTATE AGENTS



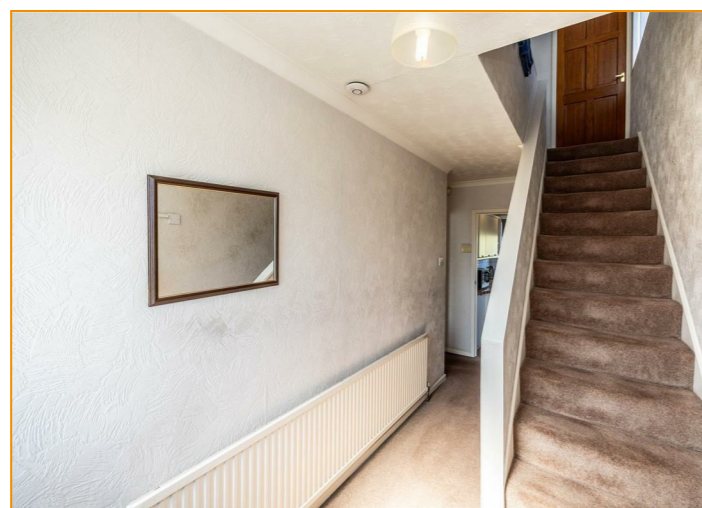
VALUERS



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An excellent opportunity for both families and individuals alike. With three bedrooms and a comfortable open plan lounge and dining room, the property is designed for modern living while retaining a warm and inviting atmosphere.

The house has been very well cared for and is move-in ready, allowing you to settle in straight away while also offering the exciting potential for you to make your own mark over time, whether through personal touches or future renovations. The generous plot provides ample space, making it ideal for an extension, subject to the necessary consents.

Situated in a popular and established residential area, this property is conveniently located near the centre of Brighouse, ensuring easy access to local amenities, shops, and services. For those who commute, the property is well-positioned for both road and rail users, making travel to nearby towns and cities straightforward.

This delightful home is well worthy of a detailed inspection, as it promises to be a wonderful place to live and grow. Don't miss the chance to make this house your home.

**ACCOMMODATION**

**GROUND FLOOR**

**RECEPTION HALL**

15'10" x 5'8"  
Accessed via a uPVC double glazed front door and having a matching window to the side. There is a staircase rising to the first floor with cupboard storage beneath and a central heating radiator along with access to the lounge and kitchen.

**LOUNG/DINING AREA**

28' max x 11'5" average (10'4" dining area)  
This spacious, open plan room enjoys excellent levels of natural light via the uPVC double glazed bay window positioned to the front elevation and sliding uPVC double glazed patio doors to the rear giving access to the garden. In the lounge, you will find an attractive coal effect gas stove with decorative surround. There are two central heating radiators.

**KITCHEN**

8'6" x 7'  
Fitted with a range of wall and base units with complementary working surfaces which incorporate a composite sink with mixer tap and a four ring electric hob. The kitchen is further equipped with a fitted oven, plumbing for a washing machine and part tiled splashbacks around the preparation areas. Positioned to the rear elevation is a uPVC double glazed window overlooking the rear garden and to the side of the property is a uPVC double glazed door allowing access to the driveway to the side. There is a pantry style cupboard under the stairs which houses the gas and electricity meters and also currently provides space for the fridge/freezer to be situated (available by separate negotiation).

**FIRST FLOOR**

**BEDROOM 1**

11'7" x 11'7"  
With a uPVC double glazed window positioned to the front elevation, central heating radiator and decorative coving.

**BEDROOM 2**

12'2" x 11'6"  
With a fitted double wardrobe and a cylinder/linen cupboard, central heating radiator and a uPVC double glazed window to the rear elevation.

**BEDROOM 3**

7'4" x 7'  
With a uPVC double glazed window to the rear elevation and a central heating radiator.

**BATHROOM**

7'5" x 5'8"  
Fitted with a white three piece suite comprising panel bath, pedestal hand wash basin and low flush wc. Shower over the bath, tiled walls, a uPVC double glazed window with privacy glass inset and a central heating radiator.

**LANDING**

With a loft hatch allowing access to the roof void (not inspected at the time of the appraisal) and a uPVC double glazed window positioned to the gable end.

**OUTSIDE**

To the front of the property is a good sized established buffer garden which is predominantly laid to lawn with planted pockets and beds. There is a driveway to the side which provides ample off road parking and, in turn, leads to a detached single garage (17'6" x 9') and there is an attractive landscaped garden to the rear with patio seating area with planted pockets, raised beds, seating, a lawned area and a garden shed.

**TENURE**

We understand that the property is a long leasehold arrangement with the Thornhill Estates. Circa £8 P.A

**COUNCIL TAX. BAND C**

