

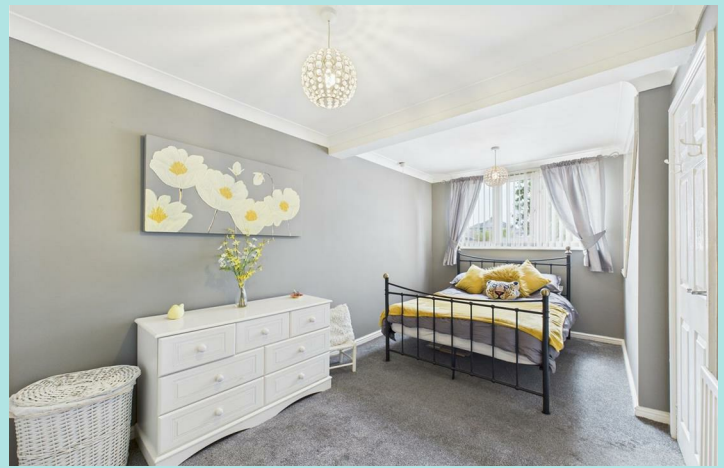


24 Castlefields Crescent

Rastrick, Brighouse, HD6 3PD

Offers Around £275,000 Leasehold





This extended, brick-built semi-detached family home offers well-presented four-bedroom accommodation in a sought-after residential area, within walking distance of excellent primary and secondary schools. Recently rewired, the property provides everything a growing family needs, including gas central heating, double glazing, off-road parking, an integral garage, utility room, downstairs WC, and a conservatory. Outside, there is an enclosed rear garden. An early viewing is highly recommended.

Location

Castlefields Crescent is a conveniently located residential street which is accessed from both Castlefields Road and Castlefields Drive. With easy access into Brighouse town centre via the A643 Bramston Street, and various local amenities including Longroyde Doctors Surgery, local shops, a nearby park and recreational ground, and highly regarded local nurseries and schools including Rastrick High School.

Accommodation

A uPVC door opens directly into the well presented living room with wood effect laminate flooring which continues through the kitchen and conservatory. Set within the chimney breast is a log effect, living flame gas fire and there is a useful understairs storage cupboard with open staircase leading to the first floor. Double doors open into the spacious kitchen which enjoys an excellent range of base, wall and drawer units with complementary worktops which incorporate a gas hob with extractor above, and sink with drainer and mixer tap. Integrated appliances include an electric oven and grill, a dishwasher and there is space for a freestanding fridge freezer. With tiled splashbacks and French doors which give access into the good sized conservatory which is currently utilised as a dining area. There is a ceiling fan and further French doors which lead out to the decking.

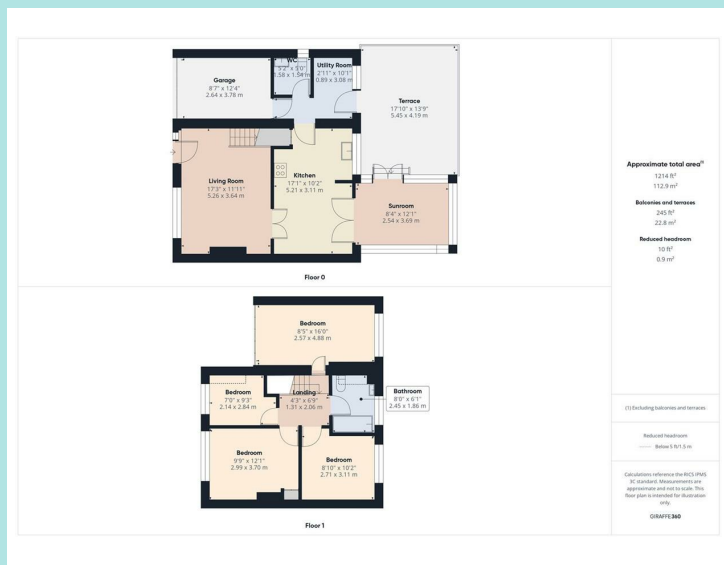
Accessed via the kitchen, the utility benefits from a wall unit and worksurface with plumbing for a washing machine, space for a dryer and an external door to the garden. There is integral access into the garage and tiled flooring continues through to the spacious WC which has tiled walls, a heated towel rail and a wash hand basin and WC set to a vanity unit. It is worth noting that this room has previously been a shower room and this could be reinstated if required.

On the first floor, the principal bedroom is a good sized double with a window the rear elevation, fitted recessed shelving and a range of fitted wardrobes. Across the landing there are two further double bedrooms, one set to the rear and the other to the front which benefits from a useful fitted cupboard. The fourth bedroom is a generous single with a window to the front elevation. Completing the accommodation, the tiled house bathroom enjoys a white suite comprising of bath, wash hand basin and WC set within a range of base and drawer units with contrasting worksurface.

Externally, to the front a block paved driveway provides off-road parking for 2/3 cars and provides access to the garage with up and over door. To the rear of the property there is an enclosed, good sized, low maintenance garden with a timber decked terrace, a paved and pebbled patio and an artificial lawn.

Lease Details

The property is Leasehold on a 999 year term from 1st November 1963 with approximately 939 years remaining. We understand a Ground Rent of £8.00 per annum is payable and that there is £0 / Nil Service Charge payable.



Council tax band: C
 EPC rating: D
 Ground rent: N/A
 Service charge: N/A

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