



16 Scholey Avenue

Rastrick, Brighouse, HD6 3EP

Offers Around £230,000 Freehold





Offered to the market with the benefit of no upper chain, this semi-detached family home has been in the same ownership since the 1960's when it was purchased as a new build. Providing three bedrooms, two reception rooms, gas central heating, driveway, garage and generous gardens, this home has been well maintained including new uPVC windows in 2015 and would be an ideal purchase for a young family or those looking to downsize.

Location

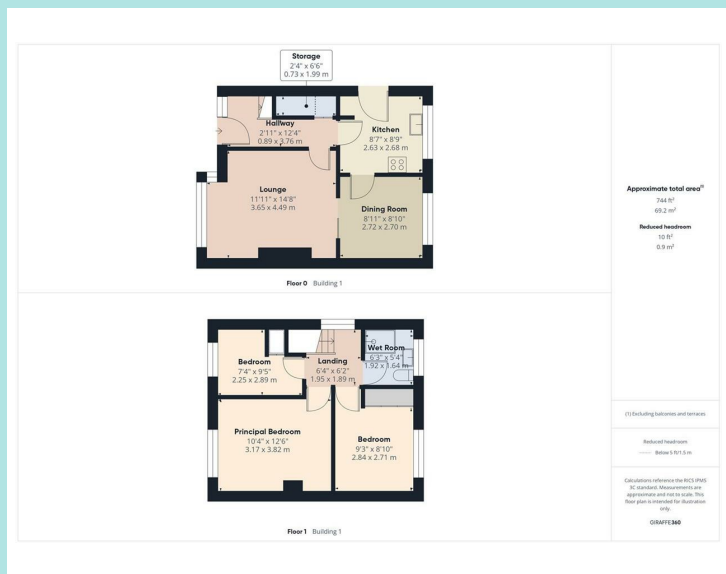
Scholey Avenue is accessed via Scholey Road from Rastrick Common, within easy reach of Brighouse town centre. This popular residential location enjoys excellent transport links via the M62 and Brighouse railway station, easy access to several highly regarded primary and secondary schools, and local leisure facilities such as Rastrick Tennis Club and Castlefields Golf Club.

Accommodation

A composite door opens into the entrance hallway with open staircase to the first floor and useful understairs cupboard which house is the Baxi boiler, and the and electric metres. There is a good size lounge with ample natural light via a large square bay window, and a coal effect gas fire set within the chimney breast. Sliding doors open into the dining room with a window overlooking the rear garden. A further door leads through to the kitchen which enjoys range of base, wall and drawer units with wood effect laminate worksurfaces which incorporate a stainless steel sink with drainer and mixer tap over, and four ring gas hob with an extractor above. There is plumbing for a washing machine, an integrated electric oven/grill, space for freestanding fridge freezer and tiled splashbacks. An external door leads out to the driveway, and a rear window overlooks the garden.

Continuing up to the first floor landing which has a window to the side of elevation and loft access hatch. There is a good size double bedroom set to the rear with a range of fitted wardrobes. The principal bedroom is spacious double room and the adjacent third bedroom is a good size single with fitted double wardrobe and cupboard over the bulkhead of the stairs. Completing the accommodation, the wet room features uPVC panelling with recessed spotlights to the ceiling and is fully tiled with a walk-in shower area with folding glass shower screen, wash hand basin and low flush WC. With a heated towel rail and fitted wall cabinet.

Externally at the front of the property there is a well kept lawned garden bordered by mature plants and shrubs. Gated access leads onto the block paved driveway which leads down the side of the house to the detached single garage with up and over door, A generous rear garden enjoys a paved patio, useful outside tap, two further areas of lawn with paved steps leading down to a greenhouse. Substantial borders boast a wide variety of mature plants and shrubs.



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

ws-residential.co.uk

01484 711200



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