RESIDENTIAL







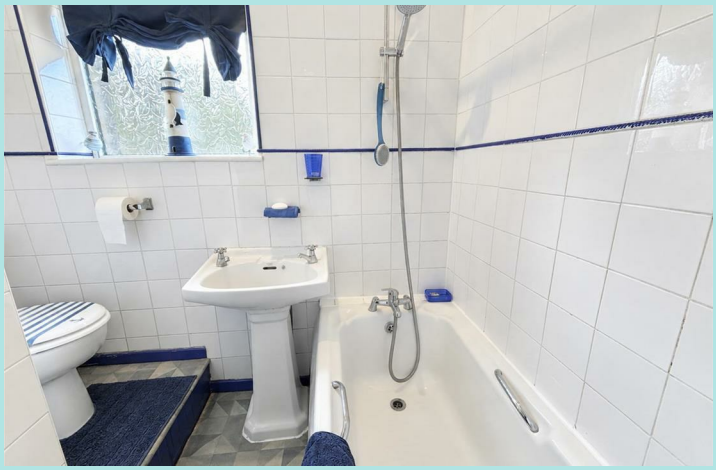
44 Tofts Grove

Brighouse, HD6 3NP

Offers Around £190,000 Freehold

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Situated on Tofts Grove in Rastrick, this stone-built mid-terrace property offers three well-proportioned bedrooms, including an attic dormer room, a spacious reception room, a well-equipped kitchen and a three-piece bathroom. Externally, the property benefits from a good-sized rear garden and a detached garage. Offered with no upper chain, this property presents an excellent opportunity for buyers seeking a well-located home.

Location

Tofts Grove is a pleasant residential street with easy access to both Brighouse and Elland. Local schools and shops are within walking distance and the town centre is less than a mile away.

Accommodation

Stone steps lead up to a uPVC and glazed entrance door, which opens into a small entrance vestibule with coat hook storage to one wall. A timber and glazed door opens to the generous lounge, featuring wood-effect laminate flooring, a half dado rail, period coving and skirting boards, a ceiling rose and a front-facing window. The focal point of the room is the pebble-effect gas fire set within a marble fireplace.

To the rear, the kitchen is fitted with a range of white high-gloss, soft-close base, wall and drawer units which provide ample storage, including pan drawers and a cutlery drawer. Contrasting work surfaces incorporate a matt black sink with drainer and a flexi-hose mixer tap over, and a four-ring electric hob with concealed extractor above and glass splashback. Integrated appliances include a washing machine, dishwasher, microwave, double electric oven and grill, fridge and freezer. A useful under-stairs cupboard houses the electrics and provides space for a dryer. The boiler is located in a cupboard on the external wall. A rear-facing window and a further uPVC and glazed door, with a light panel above, provide access to the rear garden.

An enclosed staircase leads to the first floor landing. There are two bedrooms to this floor, a good-sized double room with a front-facing window and an overhead fitted cupboard within the alcove, and a second bedroom with wood-effect laminate flooring, a small fitted cupboard with louvre doors, a useful under-stairs storage cupboard and a window overlooking the rear garden.

The split-level bathroom has a three-piece white suite comprising of a WC positioned on a raised area above the stairs, wash hand basin and bath with mixer tap and shower attachment over. Further features include a useful fitted double storage cupboard, tiled walls, an obscure-glazed rear-facing window and a radiator.

An enclosed staircase leads up to the dormer bedroom, with two small louvre doors to the right-hand side of the stairs providing access to a useful eaves storage cupboard. The good-sized double bedroom has a window overlooking the rear garden, reduced head height to either side beneath the sloping roof and a large fitted cupboard with double folding louvre doors.

At the front of the property, stone steps with handrails to either side lead up to the entrance door, alongside an attractive pebble-covered area enclosed by a stone wall. To the rear, a small patio sits immediately outside the rear door, with a step up to a larger paved patio and a further small step leading to an area of lawn. A paved pathway runs to the rear pedestrian gate. There is also a detached garage, accessible from the rear, with a further side door. The boundaries are predominantly fenced, with sections of stone wall and a low breeze-block wall.





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

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