



## 15 Stratton Close

Rastrick, Brighouse, HD6 3SW

Asking Price £425,000 Freehold





Situated in the much sought-after area of Woodhouse, close to excellent schools and the convenient town centre of Brighouse, 15 Stratton Close is a stone-built detached family home offering spacious and well-presented accommodation over two floors, alongside a generous south-facing garden.

### Location

Woodhouse is known as one of the most sought-after residential addresses in Brighouse. The highly regarded Woodhouse Primary School is close by and there is a park also within walking distance. It is most convenient for access to Brighouse town centre with all the amenities it has to offer. These include independent cafes, bars and restaurants, barbers, a post office and chain supermarkets. Brighouse also has excellent transport links with a bus station within the town centre, and railway station only five-minutes' walk away offering direct links to Leeds, Manchester and London. Junction 25 of the M62 motorway network is close by.

### Accommodation

Access is gained into the landing with a staircase descending down to the living accommodation. Once down the staircase, immediately to your left is the generous kitchen/diner with sliding glazed doors leading out to the garden.

The kitchen offers a range of wall, drawer and base units with contrasting worksurfaces incorporating a ceramic one-and-a-half bowl sink and drainer with mixer-tap. Integrated appliances include an oven with four-ring hob and extractor above, fridge, freezer and dishwasher.

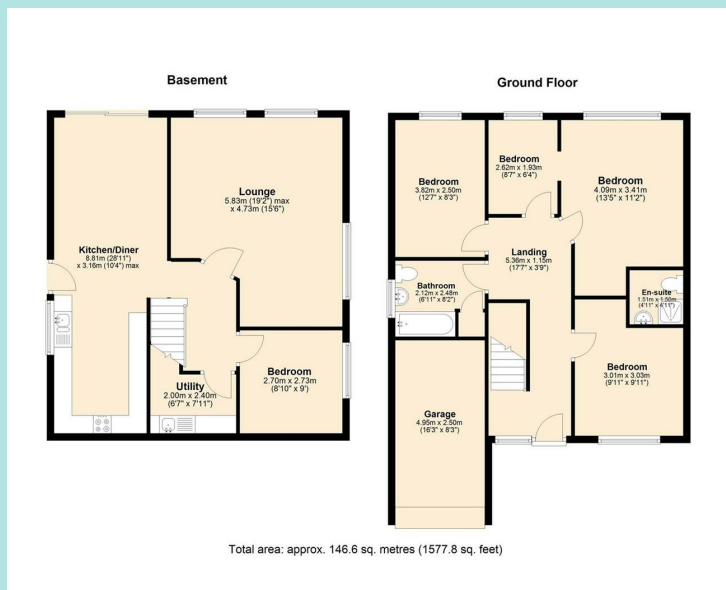
Moving through to the spacious lounge which benefits from dual-aspect windows flooding the room with natural light while enjoying an outlook into the garden.

Completing the ground floor accommodation is a versatile reception room which can be used as a snug, dining room or fifth bedroom, and a utility room offering a range of base and wall units with stainless-steel sink and drainer with mixer-tap, and plumbing for a washing machine.

Rising back to the first floor landing accessing four bedrooms and the house bathroom. The spacious principal bedroom enjoys an outlook over the garden and benefits from an en-suite with three-piece suite comprising a w/c, wash-hand basin and walk-in shower cubicle. Currently, the fourth bedroom has been used as a dressing room and can be accessed off the principal bedroom as well as the landing.

Two further double bedrooms and the house bathroom complete the accommodation. The part-tiled house bathroom has a three-piece suite comprising a w/c, wash-hand basin and paneled bath with overhead shower attachment.

Externally, to the front of the property is a driveway for two cars, leading to a single garage with power, lighting and up-and-over door. Stairs lead down the side of the property to the kitchen access and a pathway continues to the generous garden. The enclosed south-facing garden has a good-sized flagged patio accessed off the kitchen/diner, with a lower tier generous lawn creating the perfect entertaining space. Continuing down the side of the property is a private pebbled garden with planters and storage shed.



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

[ws-residential.co.uk](http://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.