



37 Tofts Grove

Rastrick, HD6 3XG

Asking Price £225,000 Freehold





Offered to the market with no onward chain, 37 Tofts Grove is a detached family home offering three bedroom accommodation over two floors. In need of some modernisation works, the property is ready to be made someone's dream home.

Location

Tofts Grove is a pleasant residential street in Rastrick. There are sought-after local schools within Rastrick including Longroyde Primary School and Rastrick High School. Nearby Brighouse town centre has a range of local shops, independent bars and restaurants and bigger chain supermarkets as well as a bus and train station offering direct links to Leeds, Manchester and London.

Accommodation

Access is gained into the entrance hallway with a staircase rising to the first floor. The door to your left takes you through to the spacious dual-aspect lounge with a large bay window to the front elevation and a window to the rear looking out to the garden. A gas fire sits at the focal point with decorative surround.

A door then leads through to a second reception room, a versatile room that could be used as a dining room or snug, then leading through to the kitchen offering the opportunity to knock through and create a generous kitchen/diner subject to any consents required.

The kitchen offers a range of wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel one-and-a-half bowl sink and drainer with mixer-tap. Integrated appliances include an oven with four-ring hob and extractor above. A door leads out to the rear elevation.

Rising to the first floor landing accessing three bedrooms and the house bathroom. Two double bedrooms are positioned to the front of the property, one benefitting from two cupboards. The third bedroom enjoys an outlook over the rear garden while the house bathroom has a three-piece suite comprising a w/c, pedestal wash-hand basin and panelled bath with overhead shower.

Externally, to the front of the property is on-street parking, with flagged steps leading up through tiers of garden to the front door. To the rear, a driveway provides off-street parking for two cars, adjacent to an enclosed lawn. Steps then lead down to a flagged patio seating area.



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

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