



**FOR SALE**  
**Edkins & Holmes**  
ESTATE AGENTS  
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**Rastrick Common, Brighouse, HD6 3EL**  
**£185,000**

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Having been updated by way of new kitchen, bathroom, decor, flooring and carpets is this three bedroom semi detached property conveniently located between Rastrick and Brighthouse. Benefitting from an integral double garage to the rear along with well proportioned living accommodation and new UPVC fascias and soffits, an internal inspection is strongly recommended.

The accommodation, in brief, comprises: Entrance hall, lounge, dining kitchen and side porch the ground floor. On the first floor are three bedrooms and the house bathroom. Externally there is an enclosed garden to the front of the property with driveway leading to the integral large garage to the rear.



## Ground Floor

### Entrance Side Porch

Double glazed door to the front.

### Entrance Hall

Double glazed door to the front. Radiator.

### Lounge 15'7" x 11'8" (4.773 x 3.576)

Double glazed window to the front. Electric wall mounted fire. Radiator.

### Kitchen 14'11" x 8'3" (4.562 x 2.515)

Fitted kitchen. Base and wall cupboards. Two double glazed windows to the rear. Door to porch. Stainless steel sink. Tiled splashbacks. Electric oven. Electric hob. Cooker hood. Plumbing for washing machine. Radiator. Under stairs storage cupboard.

## First Floor

### Landing

Stairs from entrance hall.

### Bedroom One 12'7" x 8'11" (3.844 x 2.726)

Double glazed window to the front. Fitted wardrobes. Radiator.

### Bedroom Two 9'8" x 8'10" (2.951 x 2.717)

Double glazed window to the rear.

### Bedroom Three 7'4" x 5'9" (2.252 x 1.764)

Double glazed window to the front. Radiator. Loft access.

### Bathroom

Double glazed window to the rear. Chrome towel radiator. Bath with mixer taps and shower head. Wash hand basin. WC.

## Outside

### Garage 24'6" x 14'9" (7.479 x 4.510)

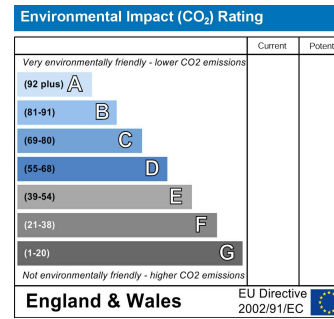
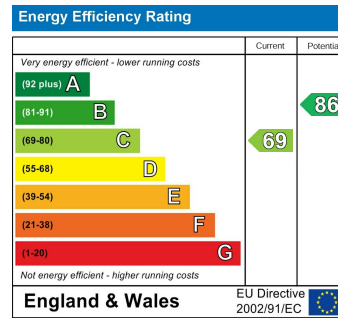
Power. Light. Up and over doors. Plumbing. Boiler.

### Parking

Driveway parking.

### Garden

Enclosed garden to the front.







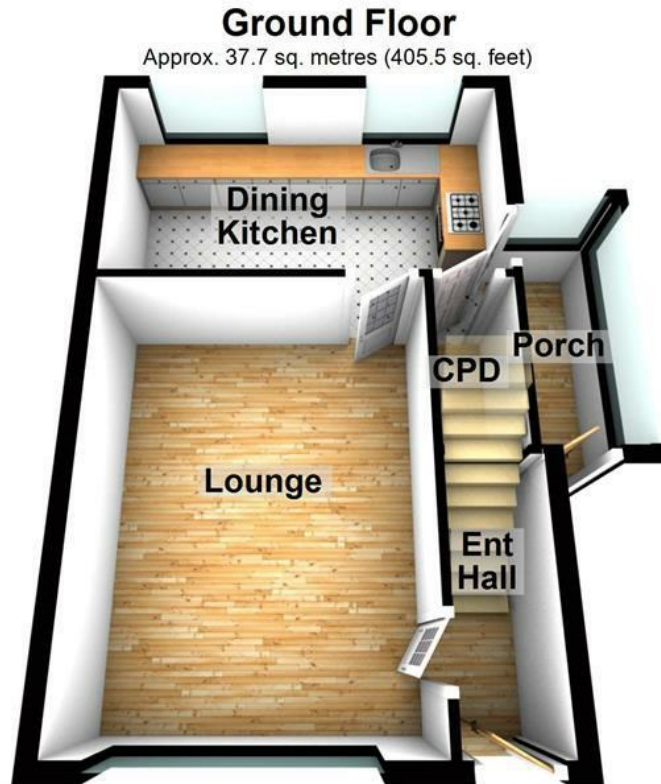
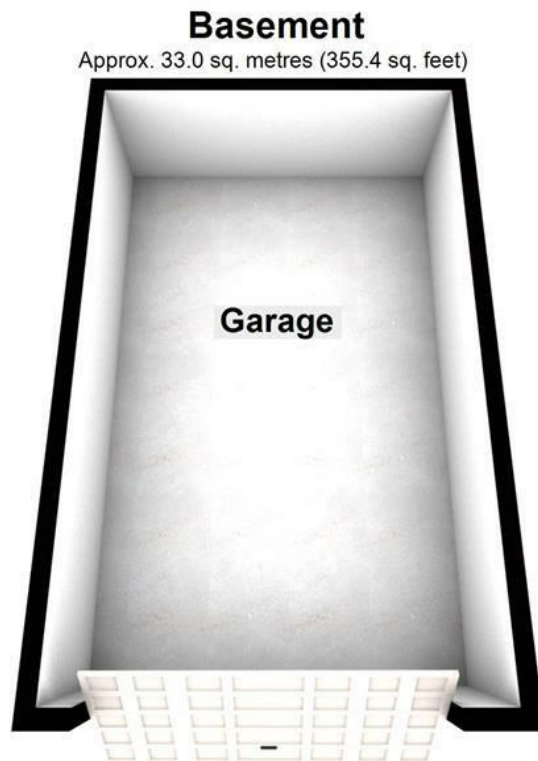




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Total area: approx. 104.6 sq. metres (1126.2 sq. feet)

This floor plan is intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture fixed or free standing.  
Plan produced using PlanUp.