



Acre Lane, Rastrick, HD6 3FD
£285,000

E&H Edkins Holmes
ESTATE AGENTS

This stunning three-bedroom semi-detached townhouse, built in 2021, offers contemporary living in a highly convenient Rastrick location. Immaculately presented throughout, the property boasts a larger-than-average garden, providing plenty of outdoor space for relaxation and entertaining.

Inside, the spacious lounge features bespoke fitted shelving and cupboards, adding both style and functionality. The master bedroom benefits from an en-suite bathroom, offering a private retreat.

With driveway parking for up to three cars, this property provides ample space for family living. A perfect opportunity to own a modern, well-maintained home in a sought-after location.



Ground Floor:

Entrance Hall

Radiator. UPVC double glazed door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. Radiator. UPVC double glazed window to front elevation.

Lounge 12'6" x 14'5" (3.830 x 4.412)

Bespoke built in shelving and cupboards. LVT flooring. Radiator. UPVC double glazed French doors to rear elevation.

Dining Kitchen 13'5" x 11'7" (4.091 x 3.540)

Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Electric oven. Gas hob. Extractor hood. Integrated washing machine. Integrated dishwasher. Integrated fridge / freezer. Boiler (full service history). Understairs cupboard. Radiator. UPVC double glazed window to front elevation.

First Floor:

Landing

Stairs leading from entrance hall. Cupboard. Radiator. Built in office area. Stairs leading to second floor. UPVC double glazed window to front elevation.

Bedroom Two 8'8" x 12'9" (2.666 x 3.887)

Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 9'5" x 8'1" (2.887 x 2.466)

Radiator. UPVC double glazed window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Partially tiled. Chrome towel radiator. Extractor fan. UPVC double glazed window to side elevation.

Second Floor:

Master Bedroom 13'9" x 14'6" (4.203 x 4.434)

Built in wardrobes. Radiator. UPVC double glazed window to front elevation.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Chrome towel radiator. Under eaves storage. Skylight.

Parking

Driveway parking for three cars. EV charging point.

Rear Garden 62'4" x 31'2" (19 x 9.5)

Patio and lawn garden.

Council Tax Band

C

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
dragon.learn.harsh

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