



31 Badger Hill, Rastrick, Brighouse, HD6 3QX
Offers Over £300,000

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Located on the popular Badger Hill development, this spacious three-bedroom detached true bungalow offers well-balanced and well-maintained accommodation, ideal for a range of buyers including families and those seeking single-level living. Internally, the property features two generous reception rooms, a modern breakfast kitchen, two bathrooms including an en suite to the principal bedroom, and ample storage. Externally, it benefits from an enclosed rear garden, off-road parking, and is situated within easy reach of local amenities, countryside walks, and commuter links.



GROUND FLOOR:

Entrance Hall

Entered via a composite front door into a welcoming hallway with a central heating radiator and a useful storage cupboard.

Lounge

16'9 x 11'10 (5.11m x 3.61m)

A spacious and comfortable reception room with ceiling coving, two uPVC windows, granite fireplace housing an inset electric fire, and two central heating radiators. Double doors open to:

Dining Room

11'11 x 10'6 (3.63m x 3.20m)

With wood-effect laminate flooring, central heating radiator and uPVC French doors leading directly to the rear garden. A great space for formal dining or entertaining.

Breakfast Kitchen

11'11 x 10'5 extending to 14'3 (3.63m x 3.18m extending to 4.34m)

Fitted with a range of matching wall and base units with laminate work surfaces, an inset 1½ bowl stainless steel sink with side drainer and mixer tap, and a built-in four-ring induction hob with extractor over and built-in double oven. Plumbing and space for a washing machine, tumble dryer, and fridge freezer. Dining area with space for a breakfast table, central heating radiator, wall-mounted central heating boiler, wood-effect laminate flooring, uPVC rear window, and a composite external door providing access to the rear garden.

Master Bedroom

A generous double bedroom positioned to the rear of the property with views across the garden. Features include a uPVC window, central heating radiator, and door to:

En Suite Shower Room

Furnished with a modern three-piece suite comprising low flush WC, vanity wash hand basin, and a corner shower unit with rainfall shower head and body jets. Finished with ceiling spotlights, chrome heated towel rail, extractor, and uPVC window.

Bedroom 2

13'5 max x 10'11 max (4.09m max x 3.33m max)

Another large double room positioned to the front, featuring a uPVC window and central heating radiator.

Bedroom 3

9'9 x 6'10 extending to 10'7 (2.97m x 2.08m extending to 3.23m)

A good-sized third bedroom or ideal home office, with uPVC window to the front and a central heating radiator.



Bathroom

Fully tiled to the walls and fitted with a white three-piece suite comprising low flush WC, vanity wash hand basin, and panelled bath with shower attachment. Chrome heated towel rail, extractor fan, and uPVC window.

OUTSIDE:

The property is set within beautifully maintained gardens, with a neatly kept lawned front garden creating kerb appeal. To the side, a private driveway provides off-road parking and leads to a single detached garage.

To the rear, the spacious and enclosed garden has been thoughtfully landscaped for ease of maintenance, with paved and decked areas ideal for seating and entertaining. Well-stocked flower borders offer colour and interest throughout the seasons, making this a truly pleasant and private outdoor space.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Elland via B6114 Dewsbury Road. Continue for approximately 1 mile where Badger Hill can be found on the right hand side before reaching the traffic lights. The property can be located on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

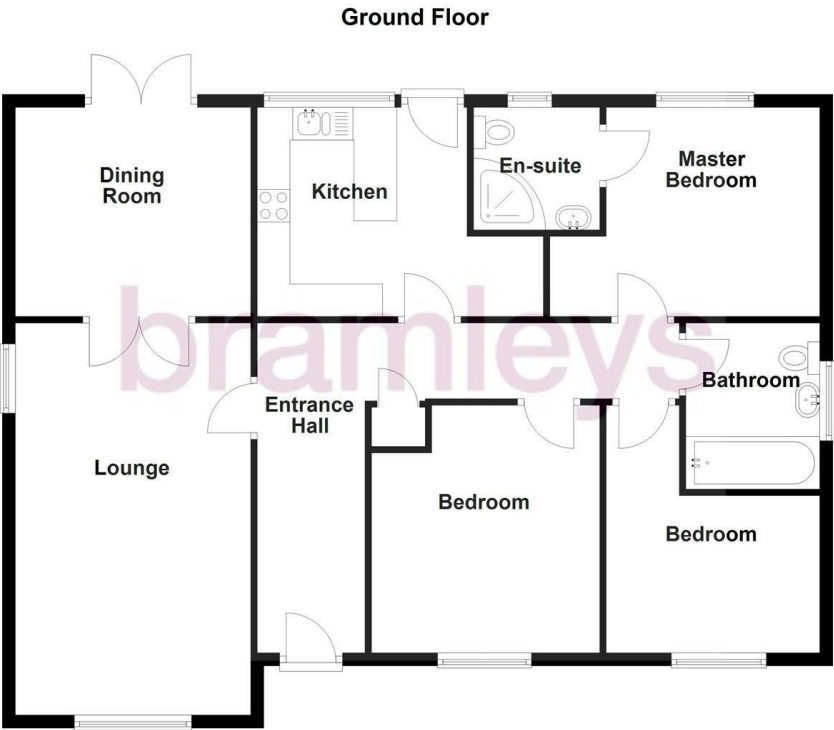
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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

