

bramleys  
01422 374811  
www.bramleys.com  
**For sale**



89 Dewsbury Road, Rastrick, Brighouse, HD6 3QE  
£550,000

**bramleys**



DECEPTIVELY SPACIOUS AND BEAUTIFULLY PRESENTED THROUGHOUT, this 4 bedroom detached family home provides 4 reception rooms, a modern fitted breakfast kitchen and far reaching views to the front and rear. This property would ideally suit a growing family.

Conveniently placed for access to the amenities within Elland, as well as providing commuter links to both West Yorkshire and East Lancashire. The property is well worthy of an internal inspection to appreciate the generously proportioned accommodation which briefly comprises:- entrance hall, cloakroom/WC, lounge, dining room, conservatory, snug, first floor landing, master bedroom with en suite, 3 further bedrooms and the family bathroom. Externally there is a block paved driveway which provides off road parking, together with a landscaped rear garden with paved seating areas, exterior lighting and views over the adjoining countryside.

Energy Rating: TBA



## GROUND FLOOR:

Enter the property through a uPVC wood grain effect entrance door into:-

### Entrance Hall

With wood effect laminate flooring, built-in understairs store cupboard and an access door to the cloakroom.

### Cloakroom/WC

Furnished with a 2 piece white suite incorporating low flush WC and pedestal wash basin with chrome mixer taps. There is central heating radiator, part tiled walls, fully tiled floor and a uPVC double glazed window.

### Lounge

15'6" x 12'9" (4.72m x 3.89m)

Peacefully situated to the rear of the property with views over adjacent fields, there is a feature media wall with electric and log effect living flame fire, recessed display shelving with concealed downlighting, a central heating radiator and uPVC double glazed window.

### Dining Room

10'6" x 10'9" (3.20m x 3.28m)

With wood effect laminate flooring, central heating radiator, uPVC wood grain effect double glazed window and an archway which leads through to the conservatory.

### Sun Room

10'11" x 10'4" (3.33m x 3.15m)

Peacefully situated to the rear of the property, having a contemporary graphite central heating radiator, uPVC double glazed windows to 3 sides and French doors leading out to the rear garden.

### Breakfast Kitchen

17'10" x 8'0" (5.44m x 2.44m)

Comprehensively fitted with a range of matching modern wall and base units with laminated work surfaces, inset stainless steel sink unit with mixer taps and side drainer, tiled walls and uPVC double glazed windows to the front and side elevations. There are a range of integrated appliances including 5 ring gas hob with split level double oven and grill, integral microwave, plumbing for a washing machine, sunken LED lighting and a uPVC external door.

### Bedroom 5 - Snug - Office

12'5" x 8'6" max (3.78m x 2.59m max)

With built-in storage with hanging and shelving facilities, uPVC double glazed French doors to the front and contemporary style central heating radiator.

## FIRST FLOOR:

### Landing

### Master Bedroom

13'3" x 10'8" (4.04m x 3.25m)

With a range of fitted furniture comprising 7 door fitted wardrobes with hanging and shelving facilities, central heating radiator, uPVC double glazed window to the rear overlooking the adjacent fields and an access door to the en suite.

### En suite Shower Room

Furnished with a 3 piece suite comprising of a concealed flush WC, vanity wash bowl with chrome mixer taps and a fully tiled shower cubicle with rain water shower head and additional hose attachment. There is also a chrome ladder style radiator and uPVC double glazed window.



Bedroom 2

15'7" x 9'6" (4.75m x 2.90m)

Situated to the front of the property with outstanding far reaching views, there is a uPVC double glazed window, central heating radiator and built-in wardrobes with dressing table and cupboard to the side.

Bedroom 3

13'1" x 7'5" (3.99m x 2.26m)

Situated to the front of the property, enjoying outstanding far reaching views. There are built-in double wardrobes with hanging and shelving facilities, centre desk unit with cupboards to the side and above, graphite central heating radiator and uPVC double glazed window.

Bedroom 4

10'9" x 10'6" (3.28m x 3.20m)

Peacefully situated to the rear of the property, having outstanding rural views. There are built-in wardrobes with sliding mirrored doors and a central heating radiator.

Bathroom

Furnished with a 3 piece white suite comprising of a low flush WC, vanity unit with ceramic wash bowl, cupboards beneath and chrome mixer tap and a deep sunk bath with central chrome mixer taps and additional shower hose. There is a bulk-head storage cupboard, electric shaver point, chrome ladder style radiator, part tiled walls and a fully tiled floor.

OUTSIDE:

Access to the property is via timber entrance gates which open on to a large block paved driveway and parking apron, there are mature shrubs timber fenced boundaries and timber gates to either side of the property lead to the rear. To the rear of the property there is a full width flagged patio, with inset LED lighting to the steps which lead up to the landscaped lawned garden which has mature borders of shrubs and bushes and a corner flagged terrace area which adjoins the open fields. There is also exterior lighting.

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 Victoria Road and proceed down to the roundabout, at the roundabout take the first exit and then bear immediately right onto the Dewsbury Road. Follow this road up and the property will be found on the left hand side, clearly identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

E

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.

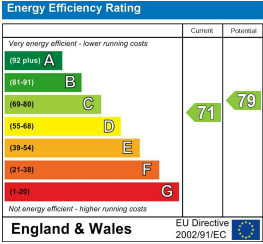


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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