



24 Foxcroft Drive, Rastrick, HD6 3PQ  
£270,000

bramleys



Beautifully presented throughout, this most spacious 4 bedroom semi detached property is enhanced by en suite facilities to the master bedroom, superb and well appointed dining kitchen which has a range of integrated appliances including a recently fitted fridge freezer (July 2025). Gas-fired central heating throughout, featuring a recently installed boiler (January 2025) uPVC double glazing and detached single garage. Situated in the popular residential area of Rastrick and being handily located for both junctions 24 and 25 of the M62, thus making the major trading centres of West Yorkshire and East Lancashire readily accessible. Being equidistant to both Elland and Brighouse, the property is within walking distance of excellent schooling and would make an ideal purchase for those with a young and growing family. Energy Rating: C

## GROUND FLOOR:

Enter the property through a composite external door into:-

### Entrance Porch

Having a central heating radiator and uPVC double glazed window with leaded and coloured glass panels. A timber and glazed door leads into the dining kitchen.

### Dining Kitchen

15'9" x 19'9" max. (4.80m x 6.02m max.)

This L-shaped dining kitchen has a range of matching modern high gloss wall and base units with wood block working surface and a Rangemaster 5 ring gas Range with hot plate, double oven and grill. There is an integrated fridge and freezer, plumbing for a washing machine, central heating radiator, uPVC double glazed windows, timber and glazed double doors which lead through to the dining room. This area has wood effect LVT flooring throughout.

### Lounge

12'7" x 9'6" (3.84m x 2.90m)

Situated to the rear of the property, having sunken LED lighting, a central heating radiator and uPVC double glazed French doors leading to the rear garden. An access door leads through to the inner hallway.

### Inner Hallway

## Bathroom

Being fully tiled to the walls and floor, there is a 4 piece suite comprising low flush WC, pedestal wash basin, deep sunk bath with centre chrome mixer taps and walk-in shower cubicle with glazed screen, rainwater showerhead and additional hose. There is a modern contemporary style radiator, sunken LED lighting, built-in linen cupboards and a uPVC double glazed window.

## FIRST FLOOR:

### Landing

### Master Bedroom

12'4" x 10'0" (3.76m x 3.05m)

Situated to the front of the property with superb far reaching views, central heating radiator, uPVC double glazed window, sunken LED lighting and an access door to the en suite shower room.

### En Suite Shower Room

Furnished with a 3 piece suite incorporating low flush WC, semi pedestal wash basin and fully tiled shower cubicle. There are part tiled walls and sunken LED lighting.

### Bedroom 2

7'4" x 10'0" plus ent. (2.24m x 3.05m plus ent.)

With a central heating radiator and uPVC double glazed window.





#### **DIRECTIONS:**

Leave our Elland office via Southgate and continue to the roundabout, taking the first exit and then immediately right onto Dewsbury Road. Continue to its conclusion at the traffic lights with the Sun Inn public house turn left onto Crowtrees Lane. At the first roundabout turn left onto Delf Hill and bare right at the junction following Tofts Grove. At the bottom of the hill turn left onto Hollybank Road and at the junction turn right onto Field Top Road. Foxcroft is the first turning on the left, take the first right turning and the subject property can be found on the left hand side.

#### **TENURE:**

Freehold

#### **COUNCIL TAX BAND:**

Band C

#### **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.

#### **Bedroom 3**

9'9" x 9'6" max. (2.97m x 2.90m max.)

With built-in wardrobes and overhead store cupboards, central heating radiator and a uPVC double glazed window.

#### **Bedroom 4**

9'10" x 9'1"

Situated to the front of the property with far reaching views. There is a central heating radiator and uPVC double glazed window.

#### **OUTSIDE:**

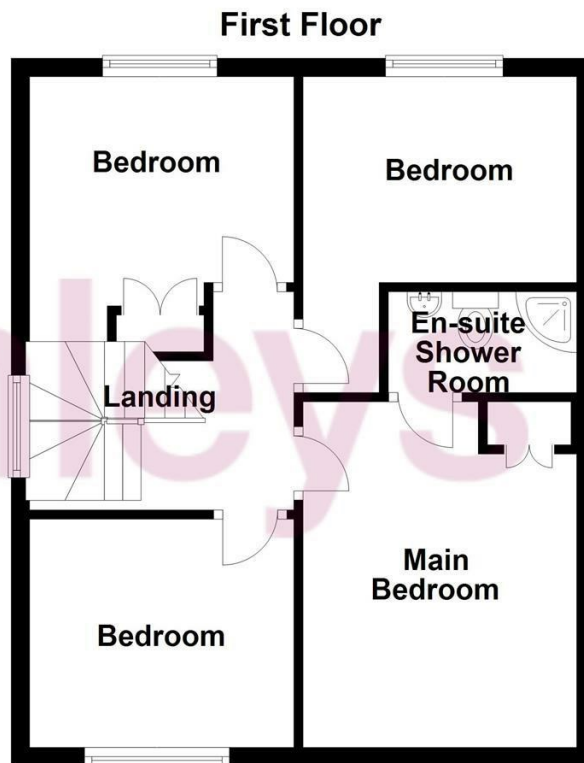
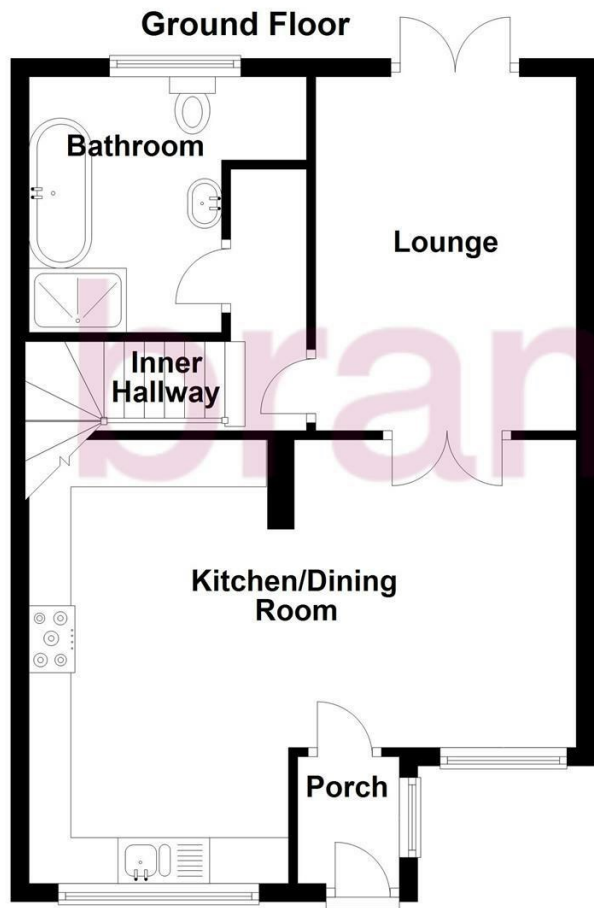
To the front of the property there is a tarmac driveway with EV charging facility, adjacent Astro turf lawn, flower bed borders and is enclosed by timber fencing. To the rear there is a full width decked patio, raised Astro turf lawn and there is a detached single garage with up and over door.

#### **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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>87</b>
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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