

6 Sage Grove, Rastrick, Brighouse, HD6 3QF

**£250,000**

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AGENTS




A superbly presented and spacious five-bedroom semi-detached family home, occupying a pleasant position within a select cul-de-sac development in this popular and convenient residential location. The property offers modern, well-planned flexible accommodation arranged over three floors, including a spacious lounge, stylish fitted kitchen/diner, two useful ground-floor bedrooms and separate utility room. To the second floor are three further bedrooms, including a master bedroom with en-suite facilities, together with a family bathroom. Externally, the property benefits from a dual driveway, integral garage and an enclosed landscaped rear garden. Conveniently located for local schooling, Brighouse and Huddersfield town centres and access to the M62 motorway network.






## GROUND FLOOR:

### Entrance Hall
Accessed via a timber and glazed entrance door, the hallway has a central heating radiator and spindle staircase rising to the first-floor accommodation.

### Cloakroom/WC
Fitted with a low-flush WC, pedestal wash hand basin and central heating radiator.

### Bedroom Four
11'5" x 8'2" (3.48m x 2.49m)
A useful ground-floor bedroom having a central heating radiator and UPVC double-glazed French doors opening directly onto the rear garden.

### Bedroom Five

### Utility Room
7'6" x 6'1" (2.29m x 1.85m)
Fitted with base cupboard units and working surfaces incorporating a stainless steel sink and drainer with mixer tap. There is plumbing for an automatic washing machine, central heating radiator and timber and glazed external door providing access to the rear.

## FIRST FLOOR:
Having a spindle staircase rising to the second-floor accommodation.

### Lounge
14'9" x 11'5" (4.50m x 3.48m)
A spacious reception room having a central heating radiator, UPVC double-glazed window and French doors opening onto a Juliet-style balcony.

### Kitchen/Diner
16'4" x 8'2" (4.98m x 2.49m)
A stylish open-plan kitchen/diner fitted with a modern range of white wall and base units with complementary working surfaces incorporating a stainless steel sink and drainer with mixer tap. Integrated appliances include a double oven, four-ring hob and extractor canopy over. There is also a central heating boiler, central heating radiator and UPVC double-glazed window. Internal double doors provide access through to the lounge.

## SECOND FLOOR:

### Landing
Providing access to the loft space via a drop-down ladder.

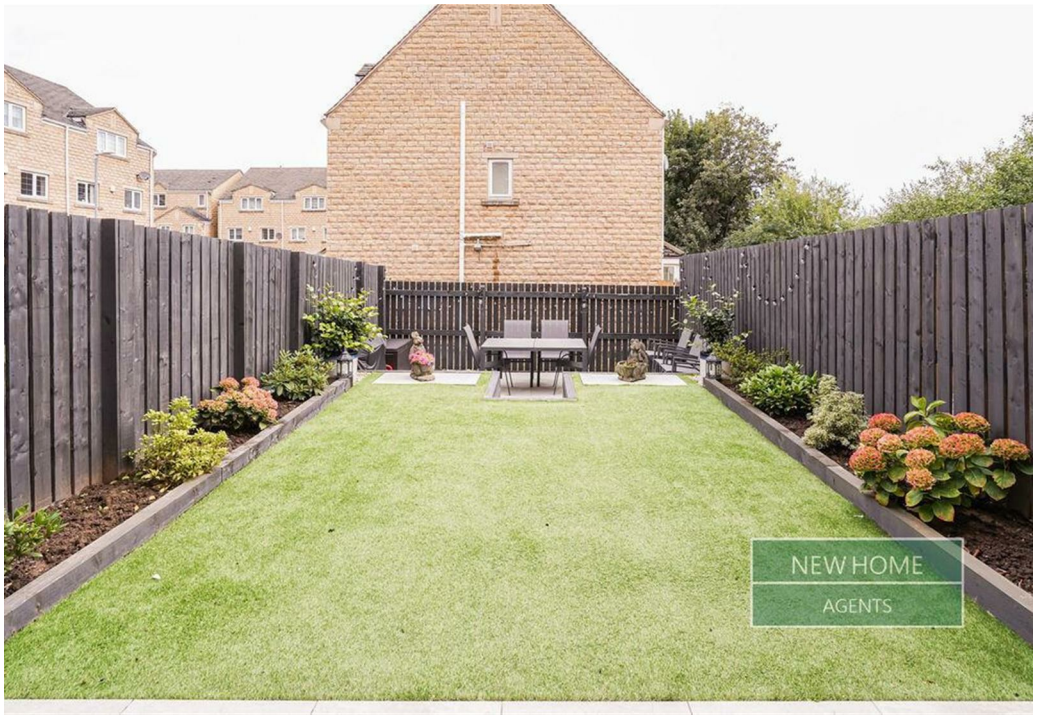
### Master Bedroom
13'10" x 11'5" (4.22m x 3.48m)
A spacious double bedroom having a central heating radiator and UPVC double-glazed window.

### En Suite Shower Room
Fitted with a modern white three-piece suite comprising a corner shower cubicle, low-flush WC and pedestal wash hand basin. There is also a central heating radiator and UPVC double-glazed window.















## Bedroom Two

10'2" x 8'2" (3.10m x 2.49m)

A further bedroom having a central heating radiator and UPVC double-glazed window.

## Bedroom Three / Office

6'6" x 6'6" (1.98m x 1.98m)

A further bedroom having a central heating radiator and UPVC double-glazed window.

## Bathroom

Fitted with a modern white three-piece suite comprising a panelled bath with shower and side screen over, low-flush WC and pedestal wash hand basin. There is also a central heating radiator.

## OUTSIDE:

To the front of the property, a dual driveway provides off-road parking. To the rear is a well-maintained enclosed landscaped garden, featuring a level lawn, paved patio seating area, pebbled borders and pathway, all enclosed by timber fencing.

## PLEASE NOTE:

PART-EXCHANGE SALES CONDITIONS

The buyer must be in a position to exchange contracts within 28 days of their offer being accepted.

Before an offer can be accepted, the buyer must undergo and successfully complete a financial qualification assessment with the vendor's appointed Financial Adviser (FA), to confirm their financial position and ability to proceed with the purchase.

## 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.

## TENURE:

Freehold

## COUNCIL TAX BAND:

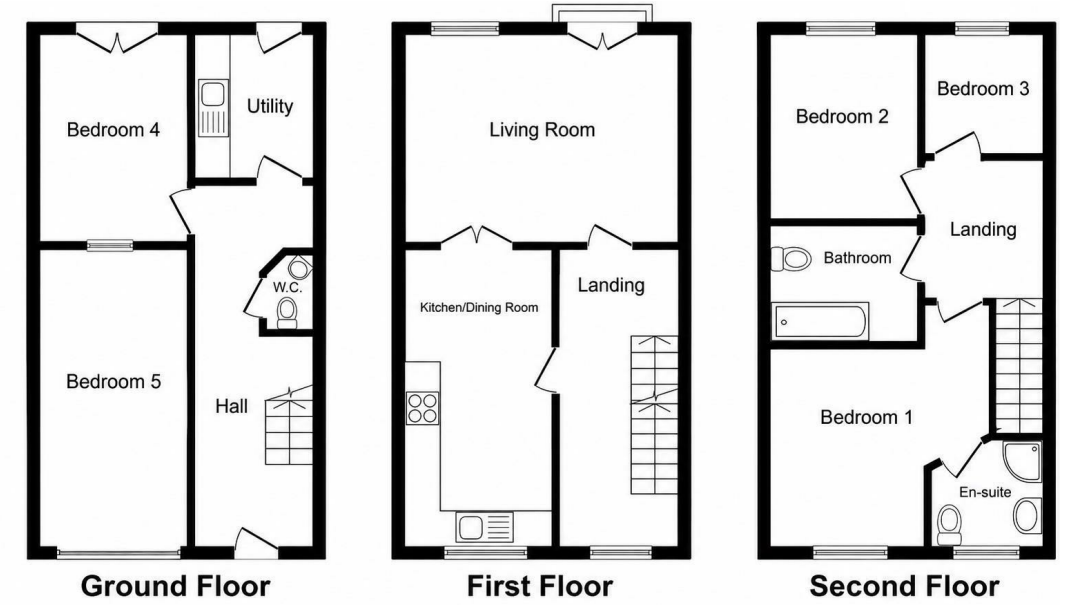
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## MORTGAGES:

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.

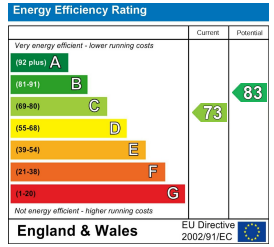



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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






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