

MARSH & MARSH PROPERTIES

21 Castlefield Crescent, Rastrick, HD6 3PD

£295,000



Situated on a charming and quiet crescent in the heart of Rastrick in a well-regarded residential area is this five bedroomed semi-detached property. If you are looking for a property that has a surprising amount of space on offer this will be the one for you. To the front of the property is a concrete driveway that could accommodate up to two cars, with a long single integral garage to the rear of the driveway offering a secure parking space as well as additional storage. A charming front garden enhances the kerb appeal of the property and offers a welcoming first impression, bordering the front driveway. To the rear of the property is a large lawned garden that leads down to a decked seating space, offering views over Rastrick and owing to its south-west facing orientation, is a real sun trap.

Internally the property offers a fantastic and surprising amount of space, with an open plan style living room and dining kitchen linked with double doors, creating a natural flow throughout the ground floor of the property. The upstairs is bigger than the ground floor owing to utilising above the garage, therefore, offering five bedrooms and a house bathroom, ample space for the whole family. Just step inside and you will be impressed with everything that this house has to offer.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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The property benefits from being within close proximity to outstanding primary and good secondary schools, both within easy walking distance. It is also just a 15-minute walk from Brighouse town centre, providing access to the fantastic shops and services of the town, as well as easy access to Brighouse train station (10 minutes' walk) providing rail connections to the local area and access to the Grand Central train service. Just a 6 minutes' drive away is Junction 24 for the M62 providing quick access to the major cities Leeds, Manchester and Bradford.

Owing to the whole host of fantastic features, including the private parking, south west facing rear garden and spacious internals, an appointment to view is essential.

From the front of the property a uPVC double glazed door opens into the

PORCH

A fantastic barrier from the external aspect to the internal as well as ample storage space for coats and shoes. The porch features a vinyl floor, uPVC double glazed window to the front elevation and wall mounted coat hooks.

From the porch a wooden door opens into the

LIVING ROOM



A spacious and open living room that offers more than ample space for a three piece suite along with additional furniture. A large uPVC double glazed window, to the front elevation, bathes the whole room in natural light. A gas fire, situated on a granite hearth and with granite mantelpiece, creates a charming central focal point for the whole room. With a carpeted floor, two central

light fittings, single radiator, double radiator and a television access point.



From the living room two double glass panel wooden doors open into the

DINING KITCHEN



A beautifully presented, light and bright dining kitchen that offers the ideal entertaining space or place for family meals. To one side of the room is ample space for a family dining table, and to the other laminated work surfaces to three walls, all with over or under counter cupboards and drawers, offer plenty of work and storage space. Two large uPVC double glazed windows, overlooking the garden to the rear elevation,

offers a charming outlook. With an integrated oven, integrated hob, stainless steel extractor hood, vinyl flooring, tiled splashbacks, under stairs storage cupboard, ceiling inset spotlights, omni-directional ceiling spotlights, integrated fridge/freezer and a stainless steel sink with stainless steel mixer tap.



From the living room a series of carpeted stairs lead up to the

LANDING

With a carpeted floor, central light fitting and loft access hatch.

From the landing wooden doors open into

BEDROOM 1



A generous master bedroom that can accommodate a king sized bed along with additional furniture. A wall length set of fitted wardrobes offers ample additional storage space. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the front elevation.

BEDROOM 2



Another good sized bedroom that can accommodate a double bed along with additional bedroom furniture. This room overlooks the gardens and views to the rear elevation from its large uPVC double glazed window. With a

carpeted floor, central light fitting and single radiator.



BEDROOM 3



Again another good sized bedroom that can accommodate a double bed along with additional furniture. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the front elevation.

BEDROOM 4



An ideal child's bedroom or guest room, this bedroom also overlooks the gardens to the rear elevation from its uPVC double glazed window. With a carpeted floor, central light fitting and a single radiator.



BEDROOM 5



The ideal work from home office space, the fifth bedroom features a carpeted floor, single radiator, central light fitting and a uPVC double glazed window to the front elevation.

BATHROOM



A well laid out bathroom that features a panel bath, over bath shower, glass splash guard, vanity inset washbasin, close coupled toilet, stainless steel towel radiator, tiled floor, tiled walls, central light fitting, frosted uPVC double glazed window to the rear elevation and an extractor fan.

GARDENS

To the front of the property is a charming shrub and lawned garden, bordering the driveway, which enhances the kerb appeal of the property and creates a charming first impression.



To the rear of the property are the generous, south-west facing lawned gardens. A real sun trap and benefitting from the charming views over Rastrick. To the end of the garden is a decked seating area and garden pond creating the ideal place to sit back and relax with a glass of wine or to have a barbeque.

UNDER STORAGE

Underneath the property is ample additional storage space, accessed via a door into the garden, with plenty of standing head height. The under storage space also features power outlets.

GARAGE & PARKING

To the front of the property a concrete driveway offers parking for up to two cars.

To the rear of the driveway is an integral single garage, with electric door, offering secure parking and additional storage space.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: ///enjoyable.neck.price

Google Plus Code: M6V5+92P Brighthouse

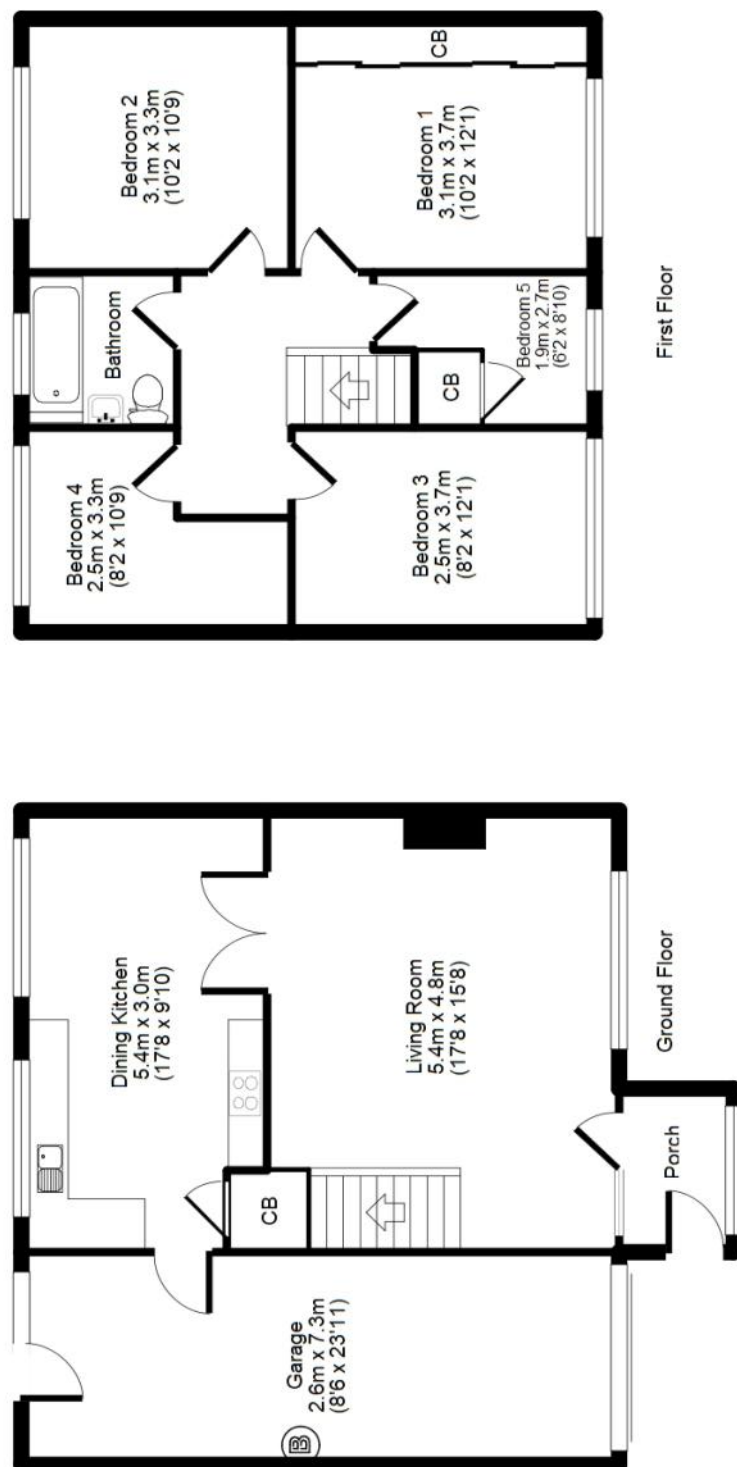
For sat nav users the postcode is: HD6 3PD

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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APPROX GROSS INTERNAL FLOOR AREA: 114 sq. m / 1223 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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