

MARSH & MARSH PROPERTIES

178 Thornhill Road, Rastrick, HD6 3AH

£245,000



This two bedroomed detached property is certainly a fantastic opportunity for someone looking for a smart and well presented property. Rarely are detached properties available in this price category and this house has plenty to offer. Benefitting from a private parking space for a car located to the rear of the property on a concrete driveway accessed via a shared drive, gated to the front elevation for additional privacy. To the rear of the property is a flagged and pebbled garden, fully enclosed, creating the ideal place to sit out and relax or to have a barbeque. An exciting opportunity is on offer by this property, ideal for any professional couple or modern individual.

Internally the property is offered in good condition throughout, with a modern décor and style that, therefore, offers the opportunity to move in with little to no work required. The house has a spacious feel throughout and certainly lends itself to modern living. With its warm and welcoming living room, sitting room (that could be used to increase the size of the living room or would be ideal as a work from home office space), beautifully presented dining kitchen, ground floor WC, two double bedrooms (one with a large set of fitted wardrobes and a well presented house bathroom. Just step inside and you will immediately see the fantastic potential on offer.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

The property is situated just a “stone’s throw” from Brighouse town centre and, therefore, offers easy access to its excellent amenities, local shops and services. Brighouse train station is just a 5-minute walk away providing access to its excellent services, in addition to the Grand Central train service. The property is just a short 5-minute drive from the M62 motorway providing quick and easy access to the major cities of Leeds, Bradford and Manchester. The property is also within the catchment areas of good primary and secondary schools.

Owing to the fantastic nature of this property, its detached position, private parking and beautifully presented internals, an appointment to view is essential in order to fully appreciate this charming home.

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

HALLWAY

A light bright and welcoming first impression as you step inside, with its neutral and light colour scheme. There is ample storage space for coats and shoes to the side of the door. With a feature premium tiled floor, frosted uPVC double glazed window to the side elevation, wood wall panelling, central light fitting and storage cupboard.

From the hallway a wooden door opens into the

LIVING ROOM



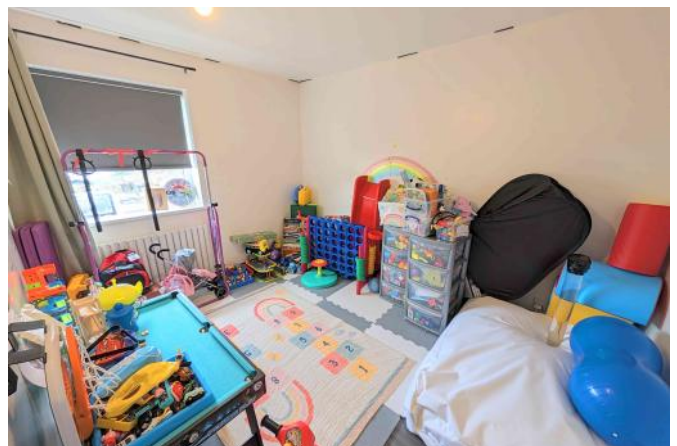
A well-presented, inviting and bright living room that offers plenty of space for a three piece suite along with additional furniture. With a carpeted floor, uPVC double glazed window to the front elevation, central light fitting, single radiator and television access point.



The living room was at one point larger, however, the current owner separated the room with a stud wall creating a living room and sitting room. Should a new owner wish it would be simple to return the property to one large living space.

From the side of the living room a modern industrial style sliding door offers access into the

SITTING ROOM



An ideal second sitting room that makes for an ideal play room or the work from home office. With a wood laminate floor, uPVC double glazed window to the front elevation, central light fitting and a single radiator.

From the hallway a wooden door opens into the

DINING KITCHEN



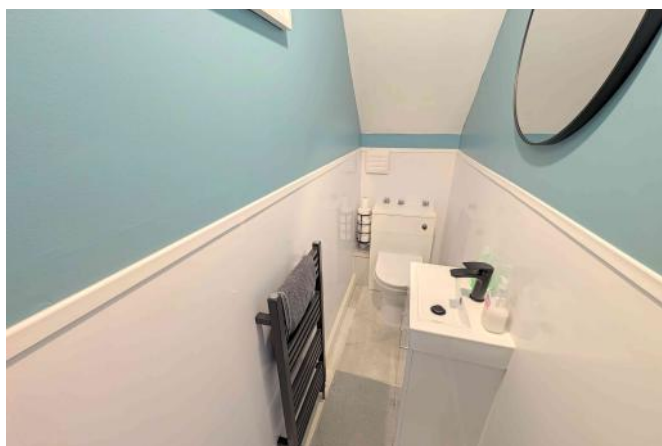
A rather large and spacious dining kitchen that has been finished to a high standard, creating the perfect place for family meals or entertaining. The dining kitchen offers access into the rear garden via a uPVC double glazed door and receives ample natural light via its two uPVC double glazed windows. To one side of the room there is plenty of space for a family dining table, adjacent to the dedicated utility cupboard storage space. To the opposite side of the room there is a "U" shaped set of Quartz work surfaces, all with over or under counter cupboards and drawers offering ample

storage and work space. With its large Rangemaster cooker unit, stainless steel extractor hood, single radiator, feature premium tiled flooring, integrated dishwasher, ceiling inset spotlights, integrated fridge/freezer and a 1 ½ sink with stainless steel mixer tap.



From the hallway a wooden door opens into the

WC



An excellent addition to the property, the WC offers ground floor facilities, with its tiled floor, close coupled toilet, central light fitting, towel radiator and a vanity inset washbasin.

From the hallway a carpeted staircase leads 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 large master bedroom that can easily accommodate a king sized bed along with additional bedroom furniture. The room benefits

from a wall length set of fitted wardrobes offering ample storage space that also leads into additional eaves storage space. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and a single radiator.

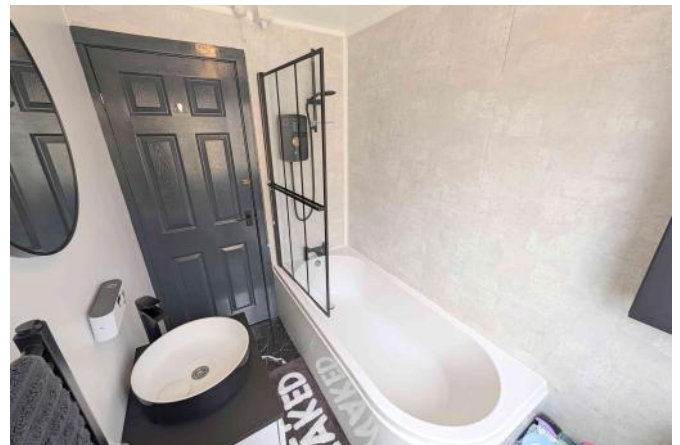


BEDROOM 2



A generous second bedroom that could also accommodate a king sized bed. With a carpeted floor, eaves access, central light fitting, Velux window and a single radiator.

HOUSE BATHROOM



A very well laid out house bathroom that makes excellent use of the space on offer to create a highly functional space. With a panel bath, over bath electric shower, glass splash guard, vanity onset washbasin, towel radiator, large frosted uPVC double glazed window to the side elevation, central light fitting and an extractor fan.

GARDENS



To the rear of the property is a patio and pebbled

garden that creates the ideal space to sit out and relax with a glass of wine or to enjoy a barbeque.



PARKING

To the rear of the garden is a concrete driveway that offers parking for a car. A shared access drive offers access to the drive.

GENERAL

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

TO VIEW

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

LOCATION

What3words: [///visa.port.battle](https://www.what3words.com/visa.port.battle)

Google Plus Code: M6V6+GCR Brighthouse

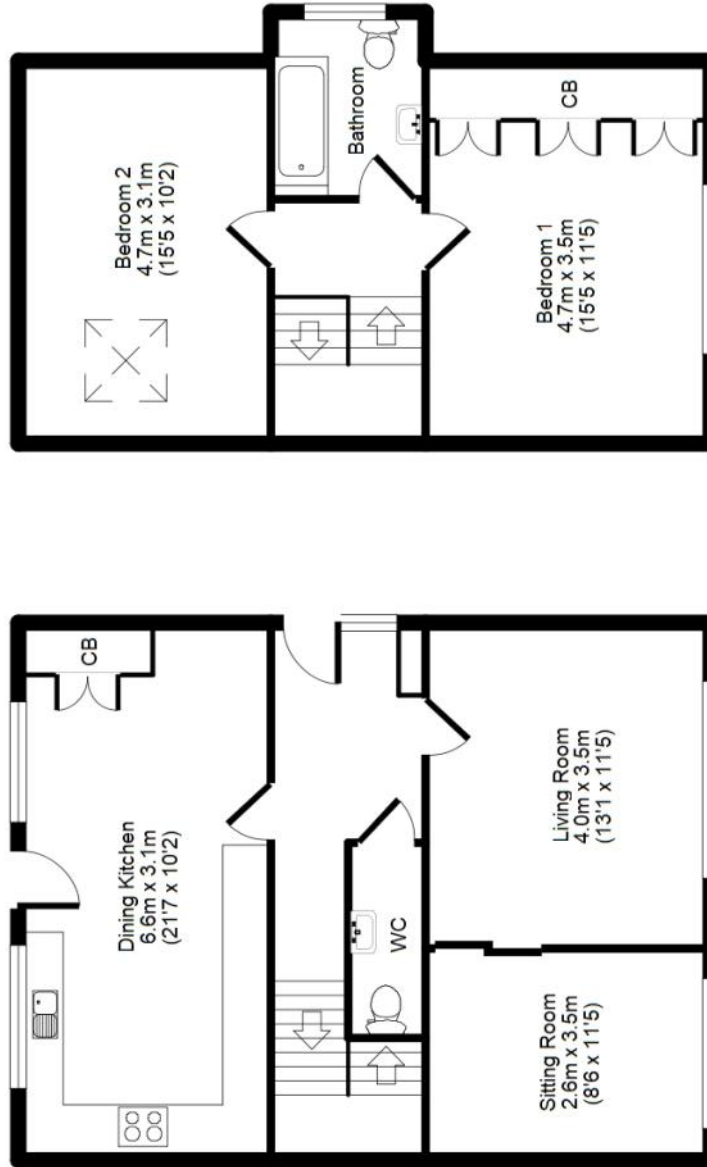
For sat nav users the postcode is: HD6 3AH

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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Floor Plan measurements are approximate and are for illustrative purposes only. For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. 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.

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