

MARSH & MARSH PROPERTIES

20 Foxcroft Drive, Rastrick, HD6 3PQ

£219,950



If you are looking for a welcoming family home then this will be the property for you. This three bedroomed, semi-detached, property is situated on a quiet cul-de-sac in Rastrick in a sought-after residential location. Being at the head of the cul-de-sac the house affords a peaceful setting with private surroundings and is perfect for any professional person, growing family or someone looking for that special something. The house benefits from a large driveway that offers parking spaces for 4+ cars with an additional parking space in the garage to the rear of the drive. There is a long front lawned garden that not only enhances the kerb appeal of the property but adds to the house's privacy. To the rear is a well maintained and low maintenance patio and decked garden, creating the ideal space to sit out and relax.

Internally the property is well presented and offered with a modern internal décor meaning any prospective purchaser could move in with little work required. The house features large windows, making a light and bright home throughout. With its large and open plan living/dining room, charming kitchen, spacious reception hallway, three good sized bedrooms (two with ample space for a double bed) and house bathroom. Just step inside and this property will not fail to impress.

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The property is situated in a prime position with excellent transport links to Brighouse, Halifax, Leeds and Bradford, easy access onto the M62 motorway and being just a couple of miles from Brighouse train station with its cross Pennine connections and access to the Grand Central train service. Within walking distance are the local outstanding primary schools and good secondary schools.

Owing to the whole host of features on offer with this property, an early appointment to view is essential in order to fully appreciate this charming home.

From the side of the property a composite door opens into the

HALLWAY



A well-presented, bright and spacious hallway that features ample space for coats and shoes and which also creates the perfect first impression upon stepping inside the property. With uPVC double glazed windows to the front and side elevations, wood laminate flooring and a central light fitting.

From the hallway a wooden door opens into the

LIVING / DINING ROOM

A bright, large living/dining room that benefits from a dual aspect nature with a uPVC double glazed sliding door, to the front elevation, leading out into the front garden and a uPVC double glazed window to the rear elevation. The room benefits from a gas fire, on a marble hearth and with marble mantelpiece, creating a charming central feature for the whole room. The room has ample space for a three piece suite in the living area with a large family dining table to the rear of

the room in the dining area. With two central light fittings, wood laminate floor, single radiator, double radiator and television access point.





From the rear of the living room a wooden door opens into the

KITCHEN



A charming cottage style kitchen that, with its four laminated work surfaces to all walls, with over and under counter cupboard storage, offers a highly functional workspace; ideal for any culinary enthusiast. A composite door opens onto the driveway, to the side elevation, providing additional access to the property. The room is well lit via omni-directional ceiling spotlights and receives ample natural light via a uPVC double glazed window to the rear elevation. An under stairs cupboard provides additional storage. With an integrated hob, integrated oven, extractor

hood, plumbing for a washing machine, tiled floor, splashback tiling, space for a fridge/freezer and a stainless steel 1 ½ sink with stainless steel mixer taps.

From the hallway carpeted stairs lead up to the

LANDING



With a carpeted floor, uPVC double glazed window to the side elevation, central light fitting and loft access hatch.

From the landing wooden doors open into

BEDROOM 1



A generous master bedroom that offers ample

space for a double bed along with additional bedroom furniture. A large uPVC double glazed window, to the front elevation, provides charming views over Rastrick and bathes the room in natural light. With a central light fitting, single radiator and carpeted floor.



BEDROOM 3



A generous third bedroom that would be the perfect guest bedroom or child's room. With a carpeted floor, central light fitting, single radiator and uPVC double glazed window to the front elevation.

BEDROOM 2



Another good sized double bedroom, featuring a set of fitted wardrobes and dressing table to one side. The room is ideal for use as a work from home office space. With a wood laminate floor, central light fitting, single radiator and uPVC double glazed window to the rear elevation.

BATHROOM



A charming house bathroom that makes excellent use of the space on offer to create a highly functional space. With a panel bath, over bath shower, pedestal washbasin, low flush toilet, single radiator, corner storage cupboard, frosted uPVC double glazed window to the rear elevation, tiled splashbacks, tiled floor and central light fitting.

GARDENS



To the front elevation is a well-presented lawned garden with flowerbed, featuring wooden fence and hedge border that not only enhances the kerb appeal of the property, offering a fantastic first impression upon arriving at the property, but also enhances its privacy.



To the rear of the property is a low-maintenance patio and decked garden offering the ideal space to sit out and relax or to have a barbeque. The garden is fully enclosed by wooden fence and offers gated access to the drive to the side elevation.

PARKING

The property features a large and long driveway

with ample parking space for 4+ cars.

To the rear of the drive is a single garage offering an additional secure parking space or a fantastic storage space.

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.

DIRECTIONS

From Brighouse enter into Rastrick on Bramston Street and continue for 0.4 miles. Turn right onto Castle Avenue and continue for 0.1 miles. At the head of the avenue turn left onto Field Top Road and continue for 0.2 miles and then take a right onto Foxcroft Drive. Take the first right to stay on Foxcroft Drive. The property will be located on your left hand side at the head of the cul-de-sac.

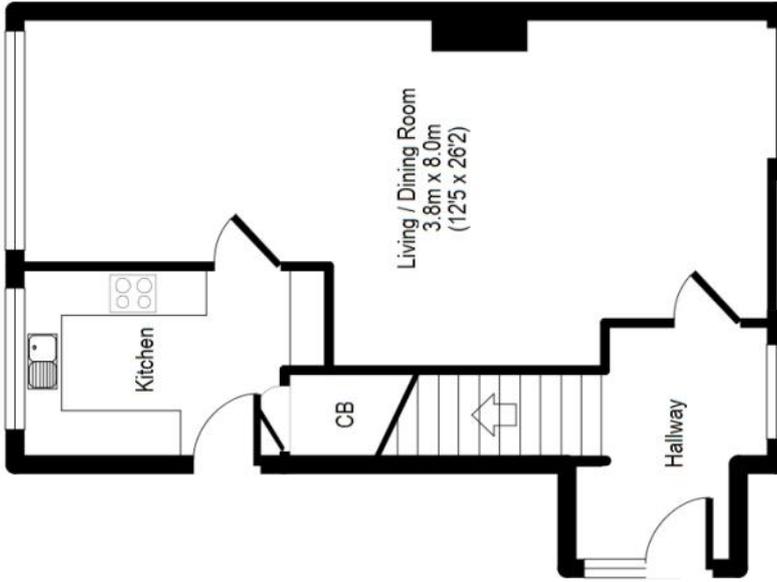
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MORTGAGE ADVICE

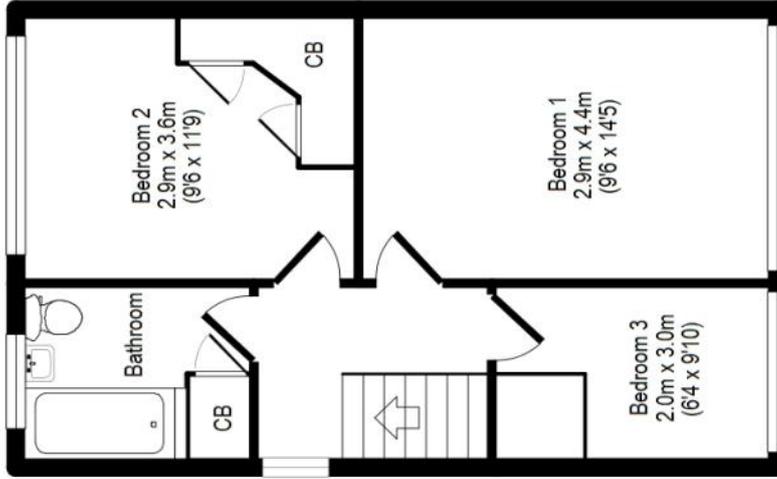
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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Ground Floor



First Floor

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.

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