



84 Crowtrees Lane, Brighouse, HD6 3NH

£189,950

Offered FOR SALE is this THREE bedroom stone built end terrace in the sought after area of Rastrick. Accommodation comprises; Entrance Hallway, lounge, dining kitchen, utility, rear porch and cellar. Three double bedrooms and bathroom to first floor. Gardens front and rear. Plenty of off road parking to side. The property benefits from majority Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential. Ideal family home.**IN NEED OF SOME RENOVATION BUT REFLECTED IN ASKING PRICE**

Ground Floor

Entrance Hallway

Wooden door with stained glass panel above to front. Radiator, dado rail and cornices to ceiling. Rubber matting, understairs storage, staircase access to first floor and doors to dining kitchen and lounge;

Lounge 14'9" x 14'9" (4.50 x 4.50)

Upvc double glazed window to front, radiator, dado rail and cornices to ceiling. Open dual fuel fire with tiled art deco fireplace. Wall lights, two telephone points and cable point.

Dining Kitchen 13'9" x 14'9" (4.19 x 4.50)

Having a range of wall and base units with laminate worktop and tiled splashbacks. Integrated microwave, dishwasher, double oven and hob. Integrated fridge and freezer, acrylic one and a half sink and drainer. Coving to ceiling, electric fire and Upvc double glazed window to rear. Doors to rear porch and utility;

Utility 6'1" x 10'8" (max x max) (1.85 x 3.25 (max x max))

Having wall and base units with laminate worktop and tiled splashbacks. Stainless steel sink and drainer, plumbing for washing machine, gas and electric cooker point, stop tap and Upvc double glazed window to rear. Door to staircase access to cellar.

Rear Porch 3'11" x 4'3" (1.19 x 1.30)

Upvc double glazed window and wooden single glazed obscure door.

Lower Ground Floor

Cellar

Fusebox and electric meter. Cupboard at the top of the stairs housing the boiler.

First Floor

Landing

Loft hatch, coving to ceiling and storage cupboards. Doors to bathroom and bedrooms;

Bedroom One 11'0" x 14'9" (3.35 x 4.50)

Double bedroom with radiator and Upvc double glazed window to front.

Bedroom Two 9'6" x 13'7" (to robes max x max) (2.90 x 4.14 (to robes max x 4.15 max))

Double bedroom with radiator and Upvc double glazed window to rear. Coving to ceiling and fitted wardrobe to one alcove.

Bedroom Three 9'2" x 14'5" (max x max) (2.79 x 4.39 (2.8 max x 4.4 max))

Double bedroom with radiator and Upvc double glazed window to front.

Bathroom 4'7" x 13'7" (1.40 x 4.14)

Four piece white suite comprising low flush w.c. pedestal wash basin, bath and shower cubicle with electric shower. Part tiled walls and Upvc obscure double glazed window to rear.

External

To the front is a pebbled area with lights that can be switched on/off or put on a sensor. To the side are sensor lights, off road parking for five cars and garage with up and over door. At the back of the garage is a strip of land. Gas meter and stone outbuilding that next door has use of. To the rear is a lawn with security light and outside power socket.

Garage

Parking

Off Road Parking

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

TBC

Council Tax Band

B

Water

Water Rates

Rental Potential

We expect you could achieve £pcm. Dawson Estates pay our Landlords Rent on Time every time. Ask a member of staff for details.

Viewings

Strictly by appointment. Contact Dawson Estates 01422 370320.

Property to Sell?

Call 01422 370320 for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

Boundaries & Ownerships

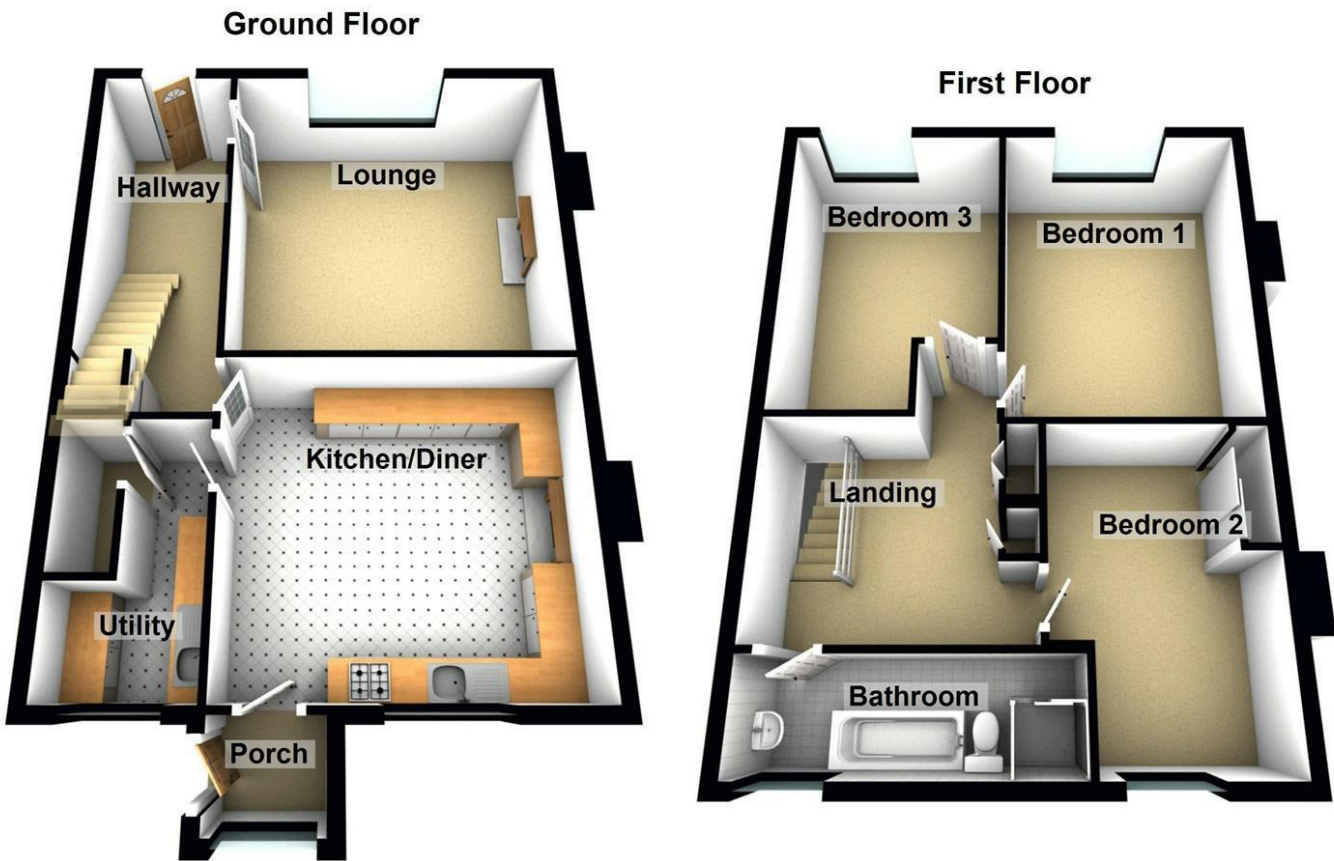
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

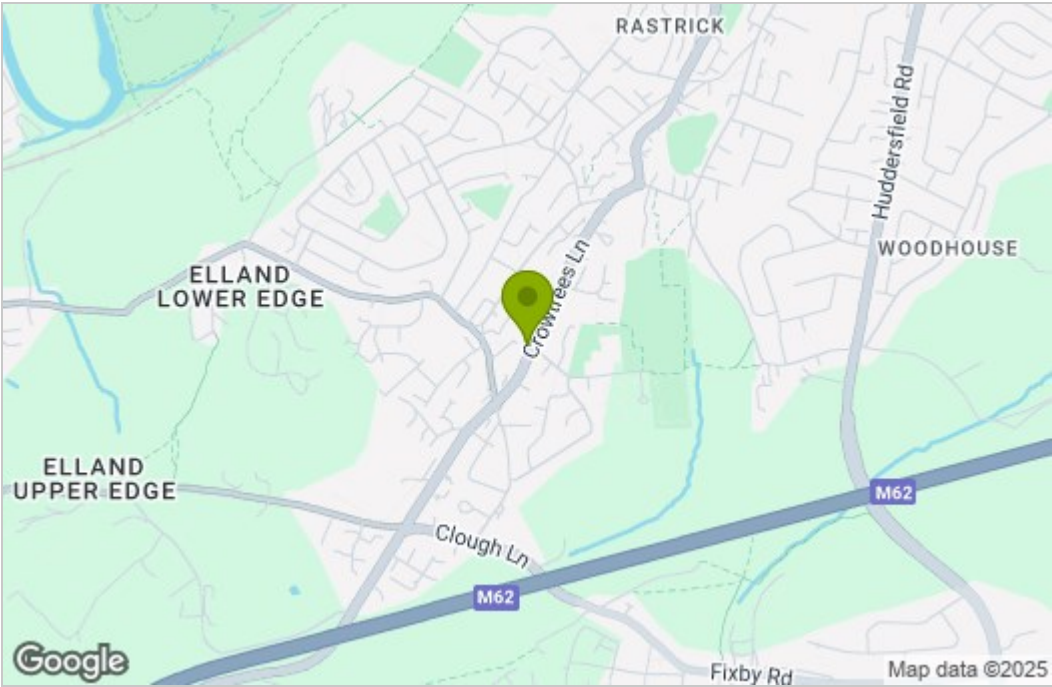
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information contact Dawson Estates on 01422
370320. YOUR HOME IS AT RISK IF YOU DO NOT
KEEP UP REPAYMENTS ON A MORTGAGE OR
OTHER LOAN SECURED ON IT.

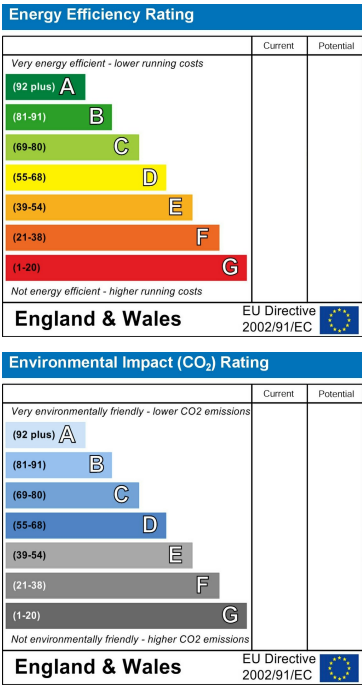
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.