

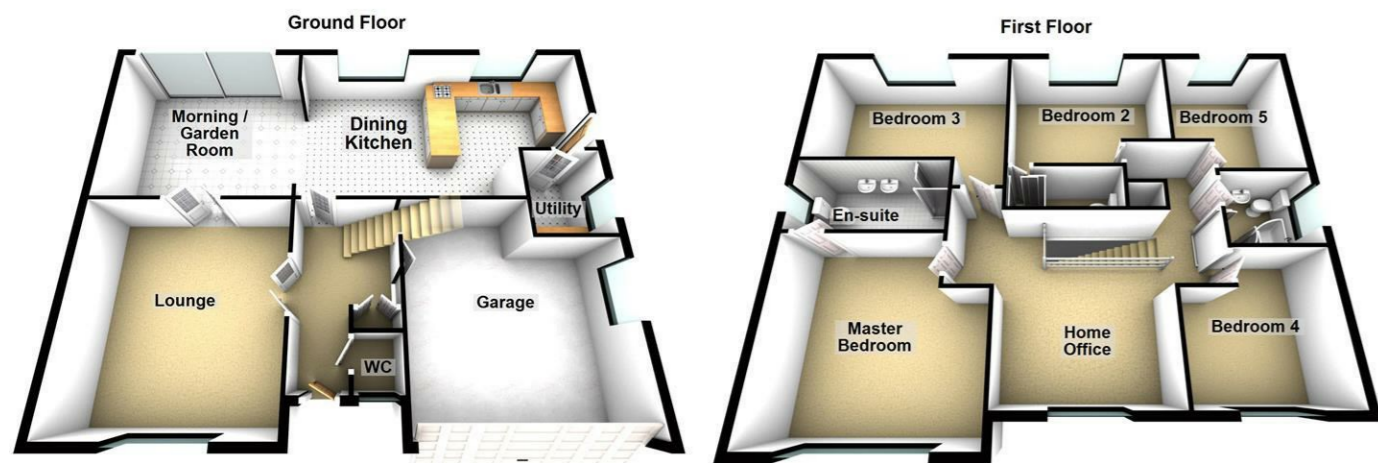
BOULTONS

54 JOHN WILLIAM STREET
HUDDERSFIELD
HD1 1ER
01484 515029



1 Tofts Grove Gardens
Rastrick, Brighouse, HD6 3XH

Offers Around £650,000



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SUMMARY

**** A MUST TO VIEW **** SPACIOUS **** STYLISH **** VERY WELL APPOINTED **** TUCKED AWAY and sitting well WITHIN ESTABLISHED & EXTENSIVE GARDENS, IS THIS EXCLUSIVE 5 BED, DETACHED RESIDENCE IDEALLY SUITED FOR THE MODERN FAMILY BUYER. This most attractive position provides a great deal of privacy while still allowing easy access to regarded daily amenities including schools at both primary and secondary school level and is an excellent base for the M62 motorway network along with nation rail links nearby at Brighouse. The property is SUPERBLY PRESENTED and has been significantly EXTENDED from its original design alongside a comprehensive programme of modernisation and improvement sure to impress the most discerning of purchaser. An early appointment to view is recommended.

GROUND FLOOR

RECEPTION HALL

13'11" x 4'1", extending to 7'8"

A composite front door with double glazed and leaded inset panels allows access into this Reception Hall. Oak internal doors which include double or French style doors allowing passage into the Lounge, similarly solid doors allow access to the WC, Cloaks Cupboard and Garage (a secured locked convenience door). The Cloaks Cupboard has a full hanging rail and the media/CCTV connectivity base. There is a feature staircase with oak newel post, balustrade and toughened glass detail on display leading to the first floor. Spotlights, alarm control panel, central heating radiator and the oak framed glazed doors leading to the Lounge at the front of the property.

CLOAKS/WC

3'4" x 5'6"

Fitted with a low flush wc, pedestal hand wash basin with chrome mixer tap over (all in white). There is a heated towel rail, tiled floor covering and tiled walls, a uPVC double glazed window with privacy glass inset and spotlighting.

LOUNGE

16'7" x 15'5"

A generous and well presented room with a uPVC double glazed picture window to the front elevation overlooking the front patio and garden with established evergreen hedges providing a good degree of privacy. A custom, contemporary, three sided log effect fire provides an attractive and contemporary focal point. There is a central heating radiator and another pair of oak framed, glazed double doors allow passage through to the second Sitting Room/Morning Room.

MORNING/GARDEN ROOM

15'5" x 13'4"

Light, bright and contemporary, tied together with a tiled floor covering, provision for a wall mounted television, decorative coving, spotlights, two vertical designer radiator and large panelled sliding uPVC double glazed patio doors allow access to the exterior of the property. Open plan in design, providing an attractive and social day to day space leading directly through to the open plan Dining Kitchen. Underfloor heating.

DINING KITCHEN

24'0" x 13'5"

The tiled flooring is continued throughout this space. The dining area enjoys a uPVC double glazed window to the rear elevation and a central heating radiator. The start of the kitchen area is defined by a breakfast bar which ties in with the kitchen with the dining area. Fitted with a range of handle-less wall and base units in a contemporary gloss finish with slate effect working surfaces atop the base units and drawers. The kitchen is further equipped with a five ring electric hob, contemporary cylindrical stainless steel extraction unit over, wine fridge, integrated fridge/freezer, double oven and grill, integrated dishwasher, composite one and a half bowl inset sink unit with mixer tap over, complementary part tiled splashbacks around the preparation area. A uPVC double glazed window is positioned to the rear elevation and a side door with privacy glass inset, also uPVC double glazed in construction, allows easy access to the exterior of the property. An internal oak door leads through to the utility room and underfloor heating extends throughout this room and also into the utility room.

UTILITY ROOM

7'1" x 6'4"

Fitted with wall and base units, matching those in the kitchen, one of which houses the Vaillant boiler unit, worktops which incorporate a composite inset sink unit with mixer tap over, complementary part tiled splashbacks, uPVC double glazed window to the side elevation, plumbing for a washing machine, the tiled flooring is continued and there is a central heating radiator.

FIRST FLOOR

MASTER BEDROOM

14'1" x 13'8" to the wardrobe doors.

Enjoying the same private aspect. The fitted contemporary robes comprise four double door fronted robes which provide a range of hanging and shelving. There is a central heating radiator, a large loft hatch with pull down ladder allowing access to one of the loft spaces. An oak internal door leads to the En Suite.

EN SUITE SHOWER ROOM

11'11" x 5'9"

With twin circular hand wash basins with mixer taps over and base level vanity storage beneath, a low flush wc, walk-in double shower with main rainfall shower head and additional hand held shower attachment, complementary contemporary part tiled walls and tiled floor covering, a uPVC double glazed window with privacy glass inset, extraction, spotlights, heated towel rail and fitted, wall mounted mirror.

GUEST BEDROOM

10'5" x 11'8" to the wardrobe doors

Enjoying a range of fitted wardrobes comprise two double door fronted robes which give a contemporary finish and provide a range of hanging and shelving. A uPVC double glazed window takes in the attractive outlook over the rear garden and there is a central heating radiator. An oak internal door leads through to the En Suite Shower Room.

EN SUITE

9'1" x 2'8" minimum extending to 4'9"

There is a vanity basin with chrome mono block tap over, low flush wc, shower cubicle with main shower head and hand held shower attachment, contemporary tiling to the walls and floor, chrome heated towel radiator, extraction, spotlights, display niche.

BEDROOM 3

13'3" to the wardrobes doors x 10'5"

Another double room positioned to the rear of the property with floor to ceiling full width, contemporary sliding door fronted robes which provide a variety of storage options including hanging and shelving. A uPVC double glazed window enjoys the aforementioned aspect over the garden and protected trees. There is a central heating radiator and a large loft hatch with pull down ladder allows access to a second roof void.

BEDROOM 4, at the front

10'2" x 10'0" maximum

uPVC double glazed window to the front elevation and a central heating radiator.

BEDROOM 5, currently used as a home gym

10'0" x 10'0" maximum

With a uPVC double glazed window, central heating radiator and, in keeping with the remainder of the property, accessed via an oak internal door.

HOME OFFICE

10'8" x 13'8"

With a uPVC double glazed window the front elevation, central heating radiator, open plan in design (formerly a bedroom now a versatile relaxation or work space) where the continuation of the glass inset panels, oak balustrade and newel posts are on display. There is also a loft hatch to the final roof void via a pull down ladder.

HOUSE BATHROOM

8'3" x 6'11"

Featuring a vanity hand wash basin with chrome mixer tap over, push button flush wc, corner bath with mono block mixer waterfall tap over, quadrant shower cubicle with main rainfall showerhead and hand held attachment, complementary tiled walls and floor, chrome heated towel rail, wall mounted mirror, spotlights, and a uPVC double glazed window with privacy glass inset.

LANDING

With a cylinder/linen cupboard

NOTE

The loft hatches/roof voids were not inspected at the time of the appraisal although we are informed they are predominantly boarded out for storage.

OUTSIDE

Ample drive and turning space to the front with a large lawned front garden which enjoys established boundaries, borders and trees. all in all providing an excellent degree of privacy. To the rear is an elevated lawned garden with protected trees and a garden shed for storage. A patio seating area adjoins the morning room patio doors and there is a secure perimeter access pathway.

GARAGE

16'0" x 17'9" maximum or 14'6" minimum

With fuse board, electric car charging point, remotely operated door, ample power points, tap and a uPVC double glazed window with privacy glass inset.

TENURE

We understand that the property is a freehold arrangement.

COUNCIL TAX

Band E in Calderdale.

