



101 Mayster Grove, Brighouse, HD6 3NU

**£260,000**

Offered FOR SALE with NO CHAIN is this TWO bedroom DETACHED BUNGALOW in the popular area of Rastrick, Brighouse. Accommodation comprises; Entrance hallway, lounge, two bedrooms, bathroom, dining room, sun room and kitchen. Gardens and driveway providing off road parking. The property benefits from Upvc double glazing, gas central heating and security alarm system. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

## Ground Floor

### Entrance Hallway



Composite door and Upvc obscure double glazed window to side. Wooden floor, radiator, part wood paneled walls with dado rail. Coving to ceiling, loft hatch and spotlights. Doors to bathroom, bedrooms, dining room and lounge;

### Lounge 10'5" max x 18'8" max (3.2 max x 5.7 max)



Upvc double glazed window to side and front. Two radiators, ceiling roses and mobile room stat. Decorative fireplace, t.v. aerial lead, cable point and telephone point.

### Bedroom One 10'5" x 12'1" (3.2 x 3.7)



Double bedroom with radiator, ceiling rose and Upvc double glazed window to rear.

### Bedroom Two 8'6" x 9'10" (2.6 x 3)



Radiator, coving to ceiling and Upvc double glazed window to front. Fitted wardrobe with sliding mirrored doors housing the 'Viessman' condensing combi boiler.

### Bathroom 6'6" x 7'2" (2 x 2.2)



Three piece suite comprising low flush w.c. sink with vanity unit and 'p' shaped bath with glass shower screen and mixer and mains shower. Grab rail, tiled walls, tiled floor and Upvc obscure double glazed window to side. Heated towel radiator.

### Dining Room 7'8" x 9'10" (2.35 x 3)



Radiator, wooden floor and Upvc double glazed window to side. Coving to ceiling. Double doors to sun room;

### Sun Room 10'2" x 11'11" (3.1 x 3.65)



Wooden floor, radiator and spotlights. Upvc double glazed windows to side and rear. Upvc double glazed door to side. Door to kitchen;

### Kitchen 8'6" x 15'1" (2.6 x 4.6)



Composite door and Upvc double glazed window to front. Tiled floor, two radiators, spotlights fusebox, Upvc double glazed window to rear and double glazed velux window. Having a range of wall and base units with laminate worktop and tiled splashback. Space for a fridge/freezer, 'Electrolux' electric oven, four ring induction hob and extractor hood above. Plumbing for a slimline dishwasher, washing machine and circular stainless steel sink and drainer.

### External



Rockery garden to front and side. Block paved and artificial lawn to side and rear. External lights, outside tap and gas and electric meters.

### Parking

Driveway provides off road parking.

### Tenure

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

### Energy Rating

C

### Council Tax Band

C

### Viewings

Strictly by appointment. Contact Dawson Estates.

### Property to Sell?

Call 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.

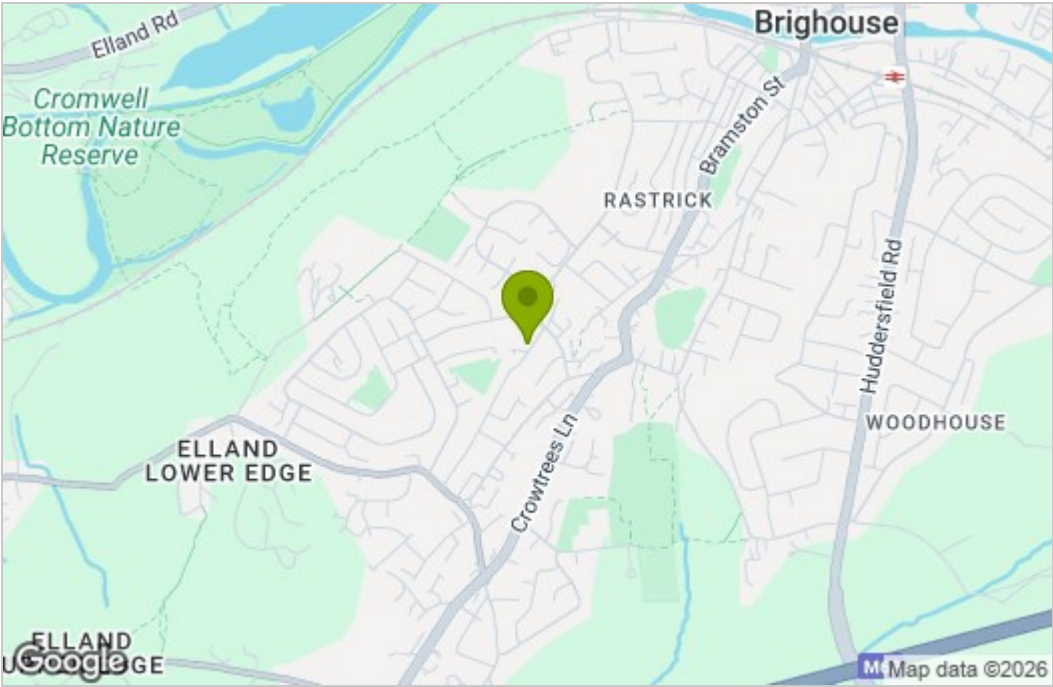
### Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

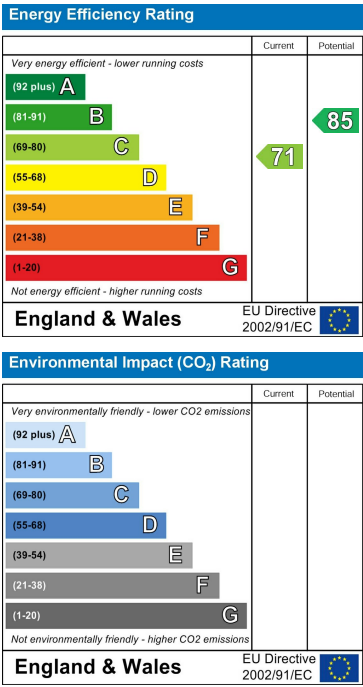
Floor Plan



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.