



9 Shears Drive, Brighouse, HD6 3FF

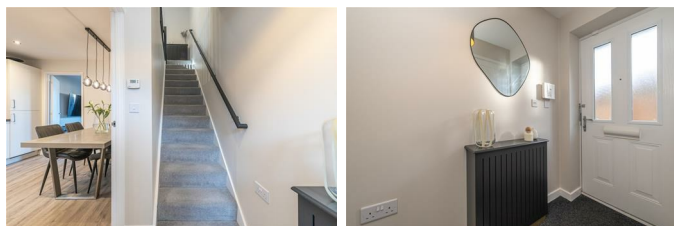
**£245,000**

Offered FOR SALE with NO CHAIN is this well presented THREE bedroom end terrace in the popular area of Rastrick, Brighouse. Accommodation comprises; Entrance hall, cloaks/w.c. dining kitchen and lounge. To the first floor; landing, three bedrooms and bathroom. Gardens front and rear. Off road parking. The property benefits from Upvc double glazing, security alarm system and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.



## Ground Floor

### Entrance Hall



Obscure double glazed door to front, alarm control panel, radiator and rubber matting. Staircase access to first floor and doors to dining kitchen and cloaks/w.c;

**Cloaks/w.c. 3'1" x 4'7" (0.95 x 1.4)**



Two piece suite comprising low flush w.c. and pedestal wash basin with tiled splashback. Upvc obscure double glazed window to front, radiator and spotlights.

**Dining Kitchen 11'5" max x 13'3" max (3.5 max x 4.05 max)**



Having a range of wall and base units with laminate worktop and splashback. Stainless steel one and a half sink and drainer, electric oven, four ring gas hob, glass splashback and extractor hood above. Dishwasher, washing machine and fridge/freezer. Part wood paneled wall, Upvc double glazed window to front, radiator and spotlights. Door to lounge;

**Lounge 11'5" x 14'7" (3.5 x 4.45)**



Radiator, t.v. aerial lead, t.v. and telephone points. Understairs storage and Upvc double glazed French doors to rear.

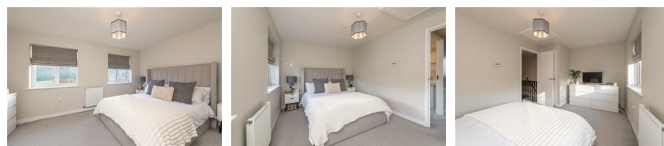
## First Floor

### Landing



Doors to bathroom and bedrooms;

**Bedroom One 9'6" x 14'9" (2.9 x 4.5)**



Double bedroom with radiator, programmer/room stat and two Upvc double glazed windows to front. T.v. point, loft hatch and storage cupboard housing the fusebox.

**Bedroom Two 8'4" x 9'8" (2.55 x 2.95)**



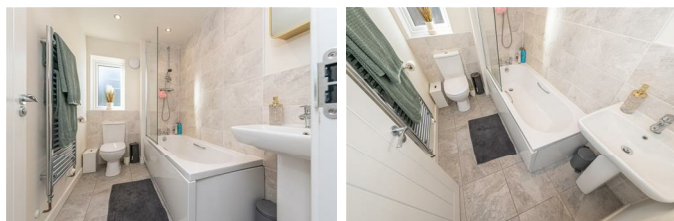
Double bedroom with radiator and Upvc double glazed window to rear.

**Bedroom Three 6'0" x 6'8" (1.85 x 2.05)**



Single bedroom with radiator and Upvc double glazed window to rear.

### Bathroom 5'4" x 8'4" (1.65 x 2.55)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with glass shower screen and mains shower. Tiled floor, part tiled walls and chrome heated towel radiator. Extractor fan, spotlights and Upvc obscure double glazed window to side.

### External



Lawn garden to front and lawn and patio garden to rear.

### Parking

Off road parking.

### Tenure

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

### Energy Rating

B

### Council Tax Band

B

### 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.

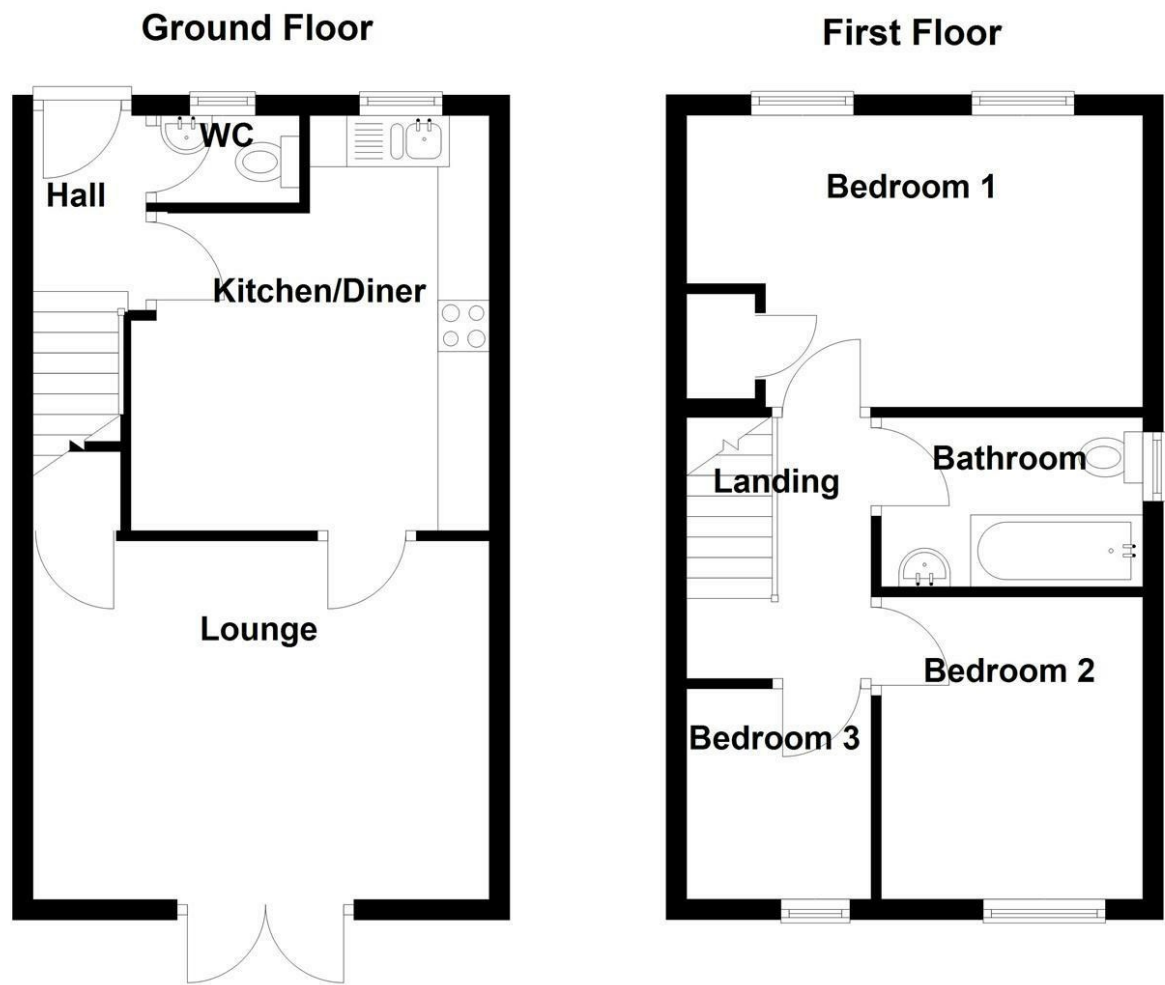
### Boundaries & Ownerships

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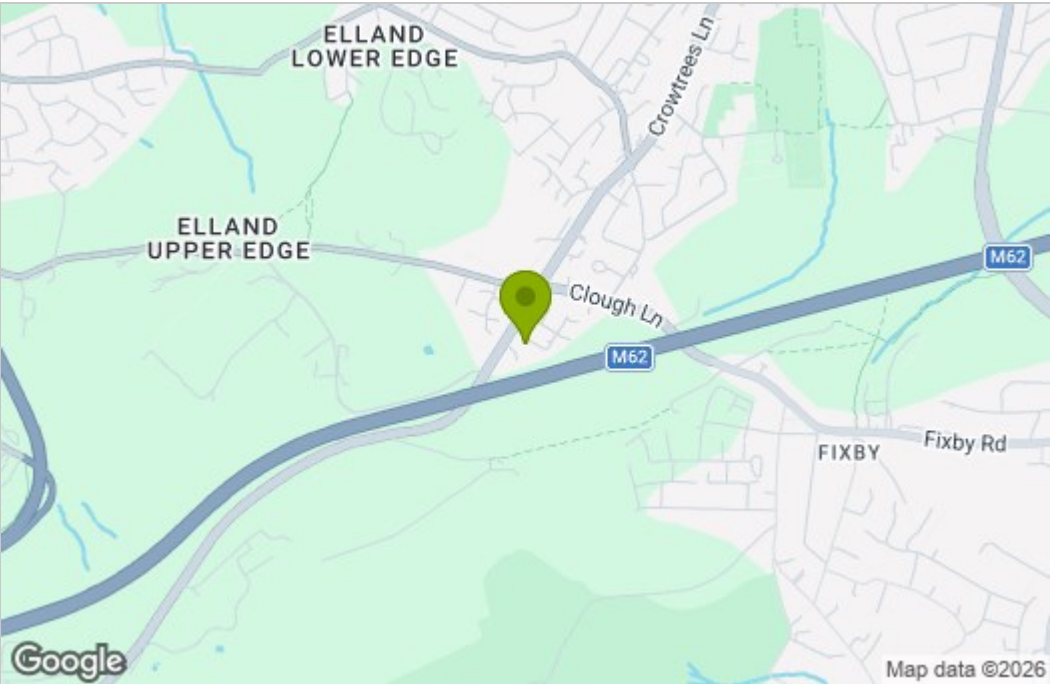
### Mortgages

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.

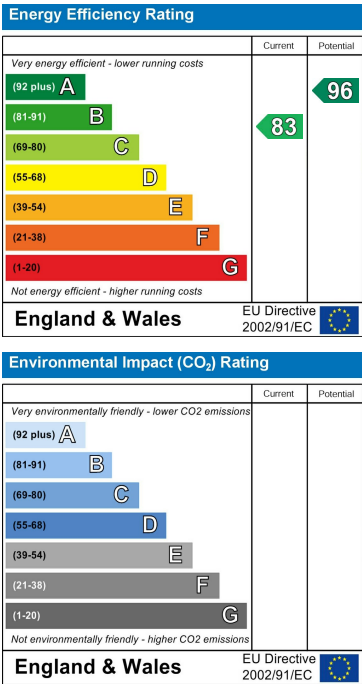
Floor Plan



Area Map



Energy Efficiency Graph



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