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## Tofts Grove, Brighouse, Yorkshire

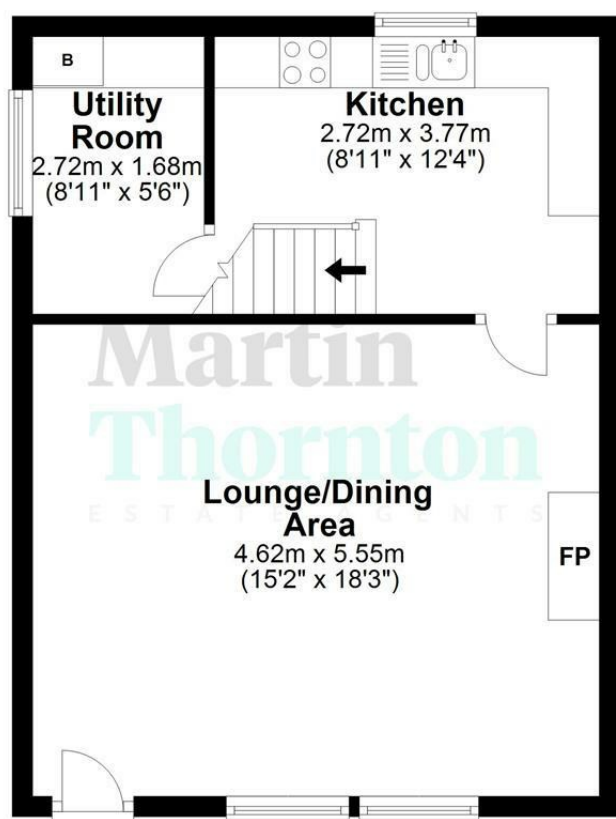
**Offers over £230,000**

This lovely two double bedroomed, semi-detached, end terraced cottage has been enjoyed and much improved over the last twenty two years by the current owner. Briefly comprising an open-plan living room/diner, kitchen, utility and, to the first floor, two double bedrooms along with a stylish house bathroom. Having a mixture of original character with exposed stone walls and beams, along with modern refinements including a gas central heating system, alarm system and being predominantly uPVC double glazed. Externally, there is a lovely, southerly aspect to the rear with a private, lawned garden, raised decking and a stone flagged patio. With ample parking provided by a concrete print driveway and a single car garage. Conveniently situated within easy access of Brighouse and Rastrick town centres, and the M62 motorway network serving Leeds and Manchester. **VIEWING HIGHLY RECOMMENDED.**



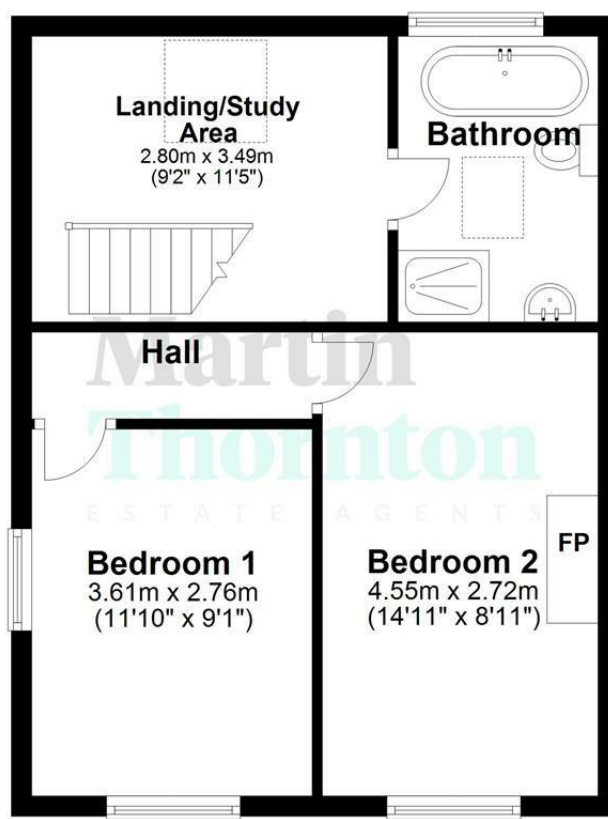
### Ground Floor

Approx. 41.3 sq. metres (444.6 sq. feet)



### First Floor

Approx. 41.5 sq. metres (446.5 sq. feet)



Total area: approx. 82.8 sq. metres (891.1 sq. feet)

This floor plan is intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture fixed or free standing.  
Plan produced using PlanUp.

# Tofts Grove, Brighouse, Yorkshire

## Details



### Living Room/Diner



A uPVC double glazed door opens to the living room. As the photographs suggest, this lovely reception room is packed with character, incorporating exposed stone walls, beams to ceiling, two uPVC double glazed windows with window seat and views over the patio, decking and garden beyond. There are power points, a wall light point and a radiator. The focal point of the room is a polished wood fire surround with granite style inset and hearth, home to a living flame gas fire.

### Kitchen



The kitchen has a range of base cupboards, drawers, roll-edge worktops, tiled splash-backs and matching wall cupboards over. Integrated appliances include a split-level hob and double oven with overlying extractor hood, dishwasher and an inset, one and a half bowl, stainless steel

sink unit with overlying mixer tap. Natural light comes from the front elevation via a uPVC double glazed window. There is oak flooring, exposed beams to ceiling, ceiling light points and a radiator.

### Utility



A most useful room which is home to the Baxi central heating boiler. There is plumbing for an automatic washing machine, tiled flooring, an under stairs store cupboard and a uPVC double glazed window providing natural light from the side elevation.

### First Floor Landing



From the kitchen, a staircase rises to the first floor landing which has an array of exposed beams and stonework, power points and a radiator. This area is currently utilised as a work from home study.

# Tofts Grove, Brighouse, Yorkshire

## Details



### Bathroom



Having a white suite comprising a low flush WC, vanity hand basin with chrome mixer tap over and high gloss storage cupboards beneath and a roll top bath with claw feet. A walk-in shower cubicle houses a mains fed shower unit. The walls are tiled with a contrasting tiled effect floor along with exposed stonework, beams, ceiling light point, a wall mounted, chrome, ladder style, heated towel rail and a radiator. Natural light is provided via a Velux double glazed window.

### Bedroom One



This double bedroom has lots of light via uPVC double glazed windows to two elevations. There is timber panelling to the ceiling, exposed beams, power points and a radiator.

### Bedroom Two



This double bedroom has a uPVC double glazed window with exposed stone mullions, providing views across the rear decking and garden. There is an exposed stone chimney breast with fireplace, ceiling light point, access to loft space and a radiator.

### External Details



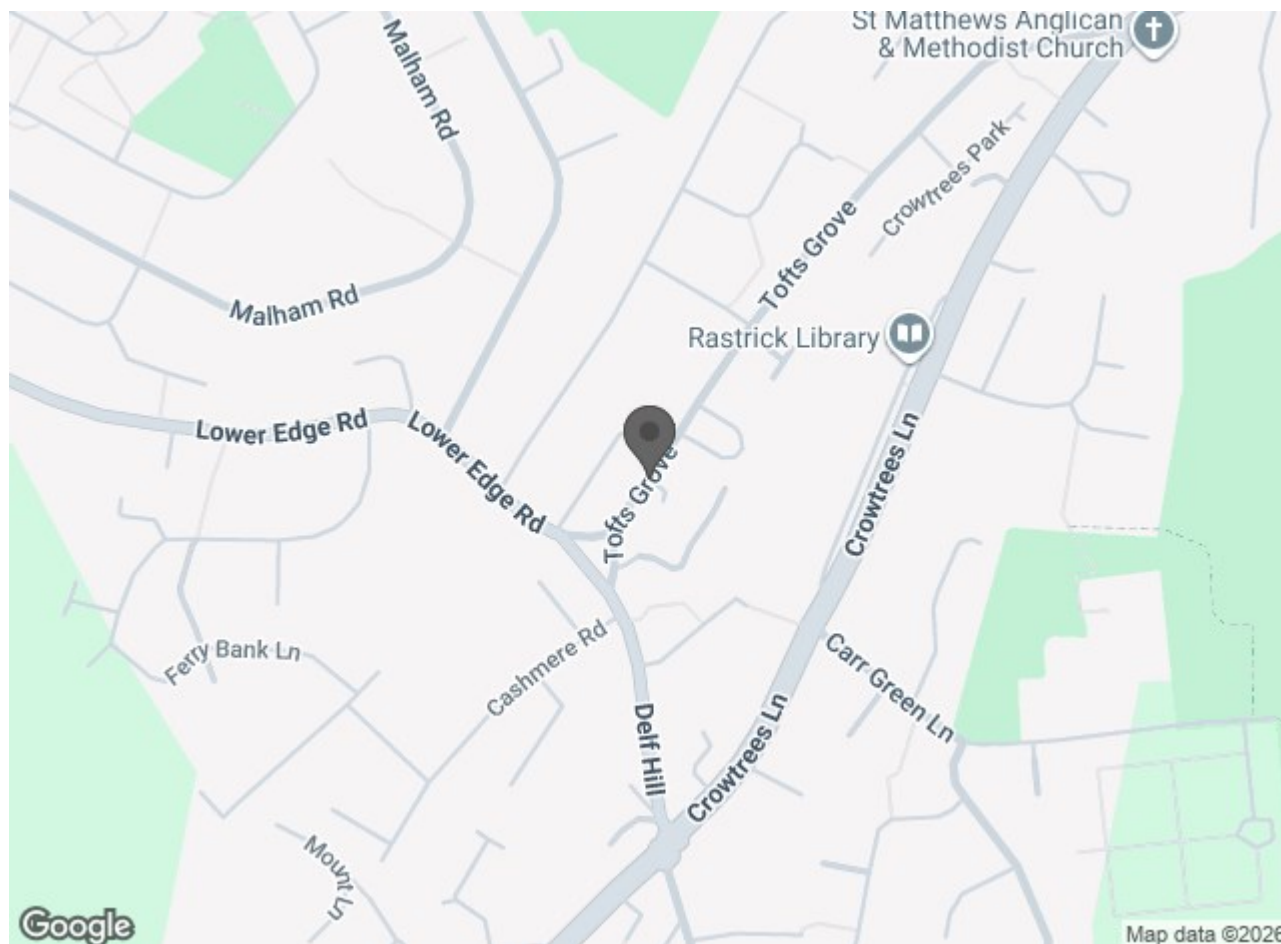
The property is approached via a good sized, concrete driveway providing off road parking for several vehicles. There is a single car garage with an up-and-over door, power and light. A pathway leads around the side of the property to the rear where there is a lovely, private, lawned garden with raised decking and a stone flagged patio.

### Tenure

The vendor has informed us that the property is Freehold.

# Tofts Grove, Brighouse, Yorkshire

Directions



## Tofts Grove, Brighouse, Yorkshire

### DISCLAIMER

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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