







17 Shears Drive, Brighouse, HD6 3FF

Offers Over £240,000

Offered FOR SALE is this THREE bedroom mid terrace in this sought after area of Rastrick, Brighouse. Accommodation comprises; Entrance hall, lounge, dining kitchen and cloaks/w.c. To the first floor; landing, three bedrooms and bathroom. Garden to rear, off road parking to front and further off road parking space available. 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, programmer/room stat and staircase access to first floor. Radiator, rubber matting, understairs storage and alarm control panel. Door to dining kitchen;

Dining Kitchen 9'10" max x 14'3" max (3 max x 4.35 max)




Having a range of wall and base units with laminate worktop and splashback. Composite one and a half sink and drainer, electric oven, gas hob with glass splashback and extractor hood above. Integrated dishwasher, fridge/freezer and washer dryer. Boiler, radiator and spotlights. Upvc double glazed window to front and usb socket. Doors to lounge and cloaks/w.c;

Cloaks/w.c. 2'9" x 5'1" (0.85 x 1.55)



Two piece suite comprising low flush w.c. and corner sink with tiled splashback. Radiator, extractor fan and spotlights.

Lounge 12'1" max x 13'1" max (3.7 max x 4 max)





Radiator, Upvc double glazed French doors to rear, part wood paneled walls. Telephone point and t.v. point.

First Floor

Landing



Radiator, storage cupboard and loft hatch. Doors to bathroom and bedrooms;

Bedroom One 8'8" max x 17'0" max (2.65 max x 5.2 max)





Double bedroom with radiator, programmer/room stat and Upvc double glazed window to front. Part wood paneled wall, t.v. point, usb socket and storage cupboard.

Bedroom Two 8'6" max x 11'1" max (2.6 max x 3.4 max)



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

Bedroom Three 7'10" max x 8'2" max (2.4 max x 2.5 max)



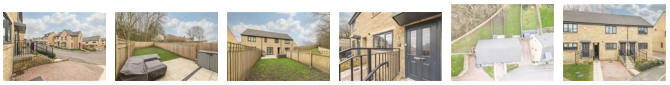
Single bedroom with radiator and Upvc double glazed window to rear.

Bathroom 6'4" max x 8'8" max (1.95 max x 2.65 max)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with glass shower screen and mains shower. Part tiled walls, chrome heated towel radiator, spotlights and extractor fan.

External



To the front is a block paved drive and to the rear is a patio and lawn garden.

Parking

Off road parking for two cars

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.

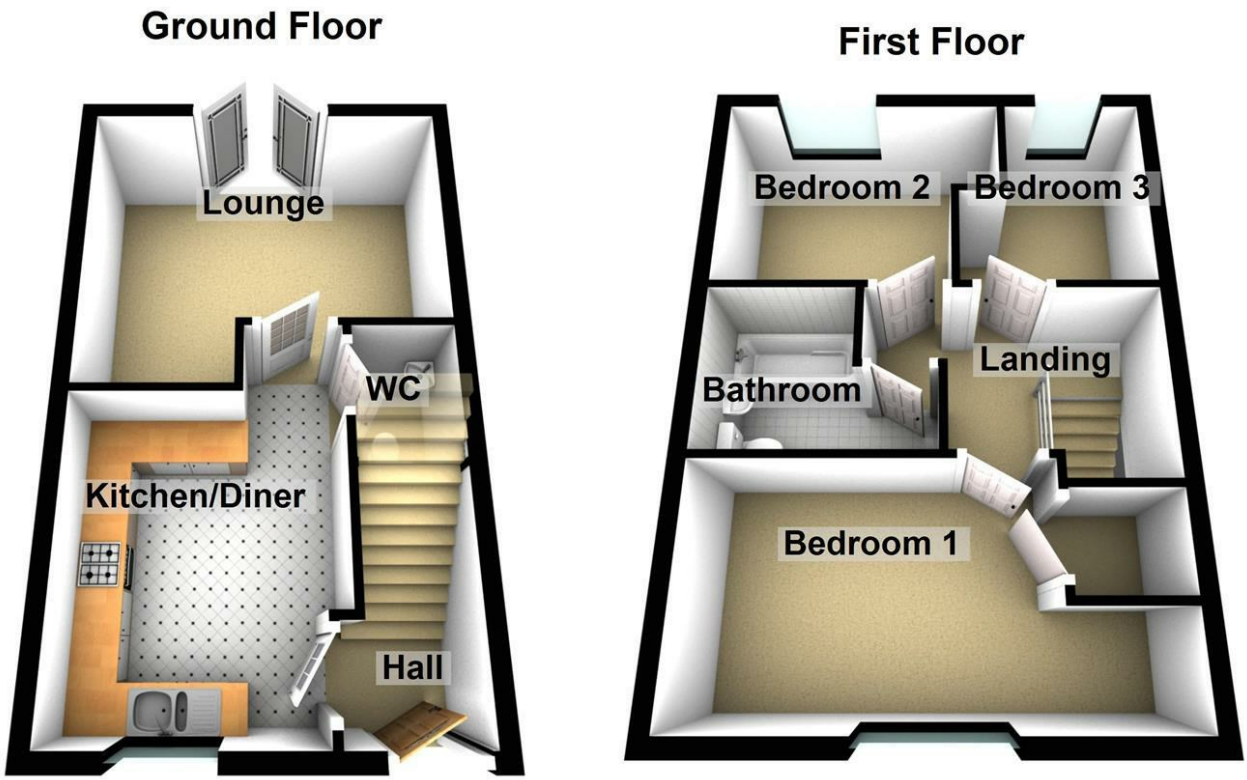
Boundaries & Ownerships

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.

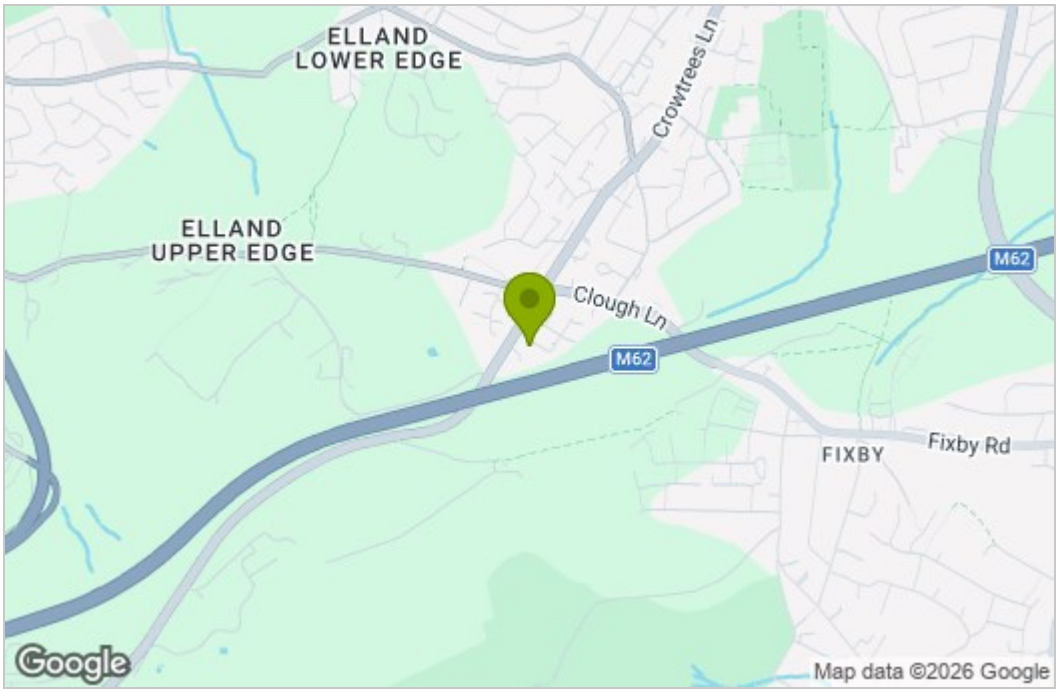
Mortgages

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.

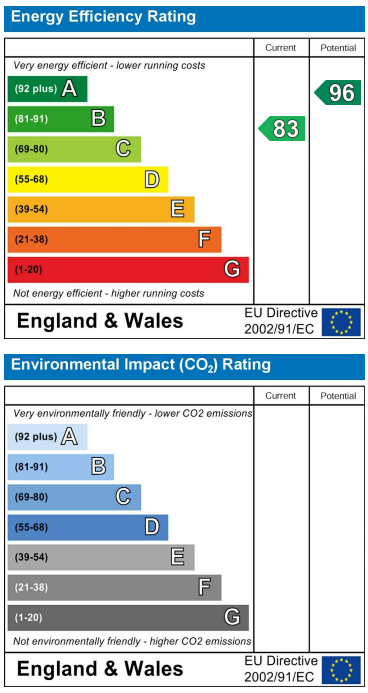
Floor Plan



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.

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