

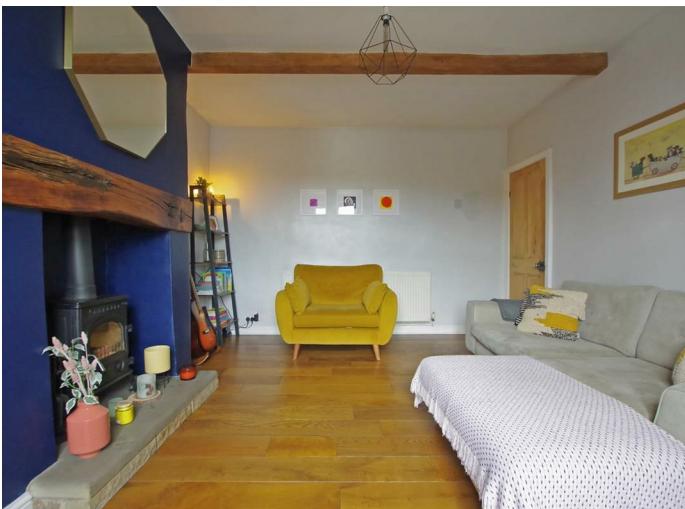


Tofts Grove, Rastrick, HD6 3NP  
£160,000

**E&H** Holmes  
ESTATE AGENTS

An attractive, two bedroom cottage with well proportioned garden located in Rastrick. The house benefits from an abundance of original features including exposed beams and stone walls along with a multi-fuel stove in the living room. Ideally located for convenient access to local amenities and local transport links along with the M62 corridor this is an ideal home for first time buyers or professional person/couple.

The accommodation, in brief, comprises: Entrance hall, lounge and dining kitchen to the ground floor. On the first floor are two bedrooms and the house bathroom. To the front of the property there is a small yard area with a lawn and decking garden.



### Entrance Hall

Exposed stone wall. Radiator. UPVC double glazed door to front elevation.

### Lounge 15'6" x 12'4" (4.725 x 3.773)

Multi-fuel stove. Exposed beams. Engineered oak flooring. Radiator. UPVC double glazed window to front elevation.

### Dining Kitchen 8'9" x 15'7" (2.678 x 4.773)

Fitted kitchen with base units. Ceramic two bowl sink. Electric oven. Gas hob. Cooker hood. Plumbing for washing machine. Plumbing for dishwasher. Boiler. Radiator. Access to cellar. Wooden door to rear elevation. UPVC double glazed window to rear elevation.

### Landing

Stairs leading from entrance hall. Exposed stone wall. Loft access.

### Bedroom One 10'3" x 9'4" (3.140 x 2.858)

Radiator. UPVC double glazed window to front elevation.

### Bedroom Two 6'2" x 7'7" to wardrobes (1.900 x 2.334 to wardrobes)

Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

### Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Partially tiled. Extractor fan. Radiator. UPVC double glazed window to front elevation.

### Rear Garden

Well proportioned lawn and decking garden.

### Council Tax Band

A

### Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:  
staple.custom.survey

### Disclaimer

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