



224 Halifax Road, Brighouse, HD6 2QG
£235,000

Available with NO ONWARD CHAIN is this splendid stone built, end of terrace cottage offering flexible and modern living. With THREE BEDROOMS, one to the ground floor, two reception rooms, low maintenance paved gardens to front and rear and a detached garage, early viewing is advised to appreciate all that is on offer at this charming property.

EPC RATING - TBC

COUNCIL TAX BAND - A

GROUND FLOOR

ENTRANCE PORCH

Useful entrance area with double glazed windows and a composite door.

LOUNGE



Pleasant main reception space which is open to the stairs and dining area with a double glazed window and a central heating radiator.

DINING ROOM



The dining area is well positioned off the kitchen with wood effect flooring a double glazed window and a central heating radiator.

KITCHEN DINER



A splendid kitchen diner with a range of fitted wall and base units with a contrasting work surface over which extends to create breakfast bar seating. A range of fitted appliances include a fridge freezer, dishwasher, double electric oven and a gas hob with extractor fan over. Plumbing for a washing machine. Tiled

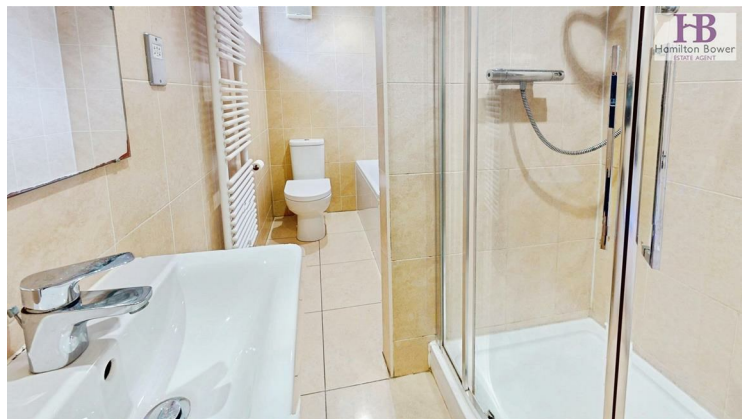
flooring, a central heating radiator and double glazed French doors opening to the rear.

BEDROOM



A good size ground floor double bedroom with a central heating radiator, double glazed window and a range of fitted mirrored wardrobes.

BATHROOM



Fabulous four piece bathroom suite in white comprising of a low flush wc, hand wash basin, curved glass screened cubicle housing a shower unit and a bath with mixer tap. Tiled flooring, heated towel rail and a double glazed window.

FIRST FLOOR

LANDING

BEDROOM



Double bedroom with a Velux window, eaves storage and a central heating radiator.

BEDROOM




Third bedroom with a Velux window, eaves storage and a central heating radiator.

EXTERNAL



Paved area to the front with plants and shrubs to the borders. To the rear a further paved garden and a good size detached garage providing off road parking and storage options.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Vary environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC 