



26 St Andrews Drive, Brighouse, West Yorkshire, HD6 2JN
£250,000

A splendid and much improved THREE BEDROOM SEMI DETACHED ideally located at the end of a cul-de-sac in this popular residential area close to Brighouse Town Centre which boasts a wealth of amenities and excellent transport links. The property is available with NO ONWARD CHAIN and would suit a variety of potential purchasers.

EPC RATING - D

COUNCIL TAX BAND - C

GROUND FLOOR

ENTRANCE HALL

With laminate flooring, a double glazed window and central heating radiator.

LOUNGE

The open plan ground floor layout features a lounge to the front elevation with a double glazed window and central heating radiator and is open to...

DINING KITCHEN

A splendid kitchen diner fitted with a range of wall and base units with a contrasting work surface over which extends to provide breakfast bar seating. There are a range of integrated appliances which include a fridge freezer, washing machine, microwave and an electric oven with ceramic hob and extractor fan over. The dining area can accommodate a good size dining table and has bi-fold doors which open to the rear garden.

WC

Ground floor cloakroom providing storage options and fitted with a low flush wc and hand wash basin in white. Laminate flooring and a double glazed window.

FIRST FLOOR

LANDING

Loft access and a double glazed window providing far reaching views.

BEDROOM

Double bedroom to the front elevation with fitted wardrobes, a double glazed window and a central heating radiator.

BEDROOM

Double bedroom to the rear elevation with fitted wardrobes, a double glazed window and a central heating radiator.

BEDROOM

A third bedroom, to the front elevation with a double glazed window and a central heating radiator.

BATHROOM

Modern fitted suite comprising of a low flush wc, hand wash basin on a vanity unit and a double shower cubicle with glass screen.

EXTERNAL

Mature garden to the front, a drive to the side leads to a detached garage which has power and light and to the rear an enclosed garden with Indian stone patio and lawn.

Energy Efficiency Rating		Current	Potential
Very 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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO ₂ emissions			
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