

Charnock Bates

The Country, Period and Fine Home Specialist



76A Bradford Road
Brighouse, West Yorkshire, HD6 4AA



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OIRO £375,000



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Summary Description

A spacious, detached property situated within this convenient location on the outskirts of Brighouse town centre. Having accommodation set over three floors, this home would be of particular interest to growing families or those looking for the space to work from home.

Briefly comprising; entrance hall, through lounge with dining area, modern fitted kitchen, utility room, WC and snug/play room. Moving on to the first floor the second double bedroom benefits from an en-suite shower room, two further bedrooms and house bathroom. To the second floor the master bedroom boasts a stunning private bathroom. Externally a shared access from Bradford Road leads into a private driveway and gated hardstanding providing parking for up five cars. At the rear, an enclosed garden which benefits from a flagged patio and artificial lawn area.

Location

The property is situated just outside Brighouse town centre. The town is extremely well placed having excellent links to Halifax and Huddersfield, along with access to the M62 motorway network with commuter routes to Leeds and Manchester. Brighouse also benefits from its own train stations which runs regular services both regionally and throughout the UK. Having an extensive range high street shops, independent retailers, restaurants, bars and supermarkets. Brighouse swimming pool and fitness centre is a short distance from the property and offers a range of family focused classes.



General Information

Providing five bedroom accommodation, all of a generous size, this detached home offers the flexibility to accommodate a growing or extended family.

The main entrance hall leads to the generous open plan through lounge/dining area with dual aspect having uPVC window to the front elevation and patio doors to the rear leading out to the garden. An open doorway leads through to the kitchen having an extensive range of grey gloss fitted base, drawer and eye level units, quartz work surfaces with contrasting splashbacks and grey tile effect vinyl flooring. Integral appliances include dishwasher, slim line wine fridge, fridge/freezer, Bosch double electric oven, five ring gas hob with overlying extractor fan along with undermounted sink with mixer tap. The utility room provides useful additional work surfaces and storage with plumbing for an automatic washing machine, inset stainless steel sink with mixer tap and uPVC external entrance door. The second reception currently provides a snug/play room area although provides an opportunity for a variety of uses, having a window to the front elevation and storage cupboard which houses the gas central heating boiler. Ground floor WC comprising corner wash hand basin with mixer tap, low flush WC, chrome heated towel rail, tile splashbacks and flooring. An open staircase from the entrance hall leads to the first-floor landing.

The first-floor landing accesses the four bedrooms and the house bathroom having a three-piece suite comprising; panelled bath with overhead rain head shower, wash hand basin with mixer tap, low flush WC, chrome heated ladder towel rail and window to the rear elevation. Bedroom two boasts a storage cupboard, window to the rear elevation and ensuite shower room comprising; shower with sliding door, corner wash hand basin with mixer tap, low flush WC and chrome heated towel rail. An open staircase leads to the second floor.

The master bedroom suite occupies the whole of the second floor, having bespoke fitted gloss finished wardrobes, storage into the eaves and Velux sky windows. Across the landing area a stunning en-suite bathroom finished to a high standard and having a four piece suite comprising; a walk-in double shower open to either end, wash hand basin, sunken bath with mixer tap, low flush WC and vanity unit providing ample storage. With Velux sky window, tile flooring and splashbacks.









Externals

To the front is a paved gated hardstanding with parking for up to five cars with which is accessed via a drive which is shared with just one other property. To the rear of the property is an enclosed garden which benefits from a flagged patio area and low maintenance artificial lawn area providing an ideal entertainment and alfresco dining area ideal for family and friends.

Fixtures and Fitting

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.

Local Authority

Calderdale MBC.

Wayleaves, Easements, Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

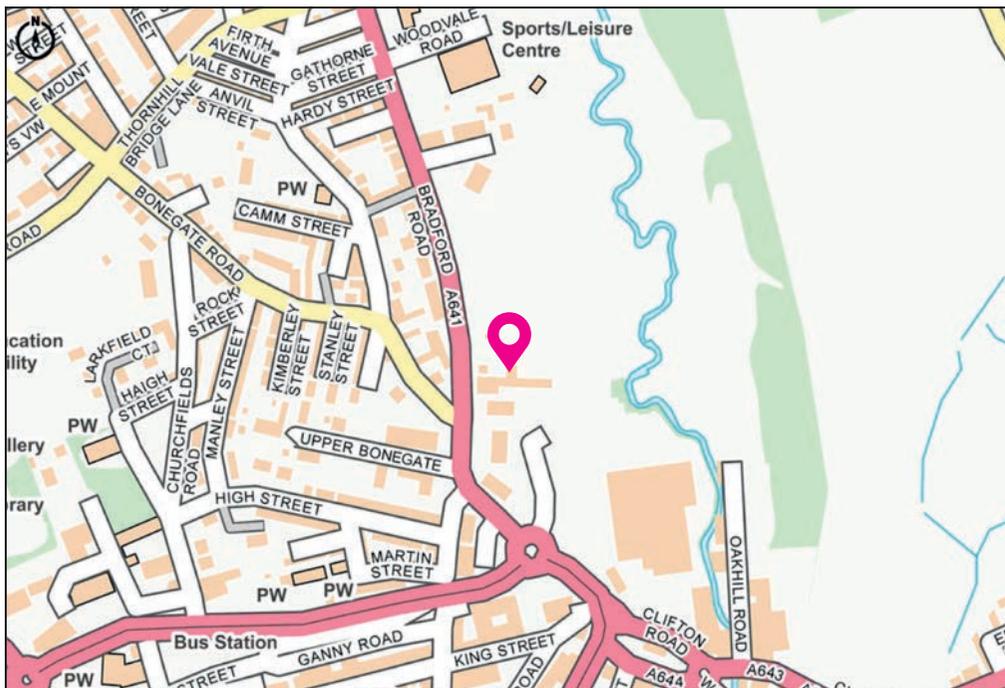
Services

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

Tenure

Freehold.





Directions

From Halifax Town Centre take the Leeds Road (A58) following the signs for Bradford and Leeds. At Stump Cross traffic lights fork right and continue to Hipperholme crossroads, (the next set of traffic lights). Proceed straight ahead through the traffic lights and turn immediately right along A649 Wakefield Road and towards Bailiff Bridge. After approximately 1.6 miles, at the traffic light junction turn right onto the A641 Bradford Road. Proceed forward until reaching the property on the left hand side just after Wellholme park.

For Satellite Navigation – **HD6 4AA**

EPC Rating

EER Current 79 – Potential 85

EIR Current 77 – Potential 82

Local Information

Nearest Stations

Brighouse	0.6 miles
Huddersfield	4.3 miles
Halifax	4.5 miles

Nearest Schools

Woodhouse Primary School	1.0 miles
St Johns (C of E) Primary Academy	1.2 miles
Rastrick High School	1.4 miles
Brighouse High School	1.4 miles

Motorway Network

Junction 25 M62	2.6 miles
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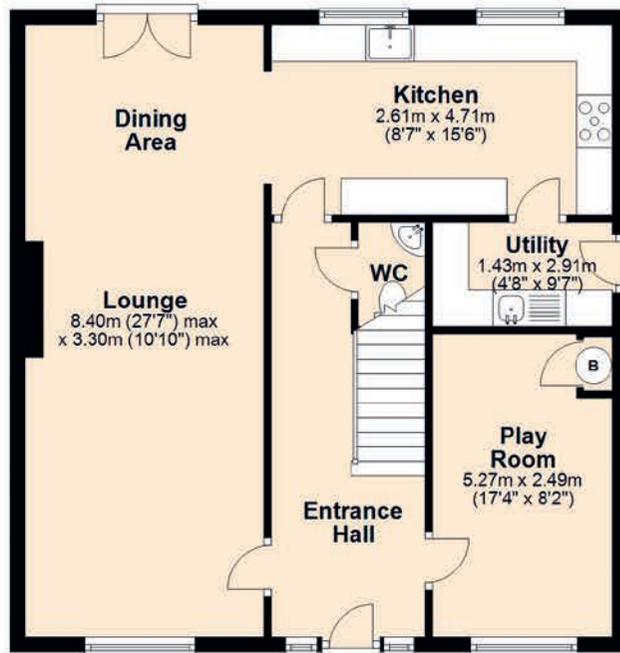


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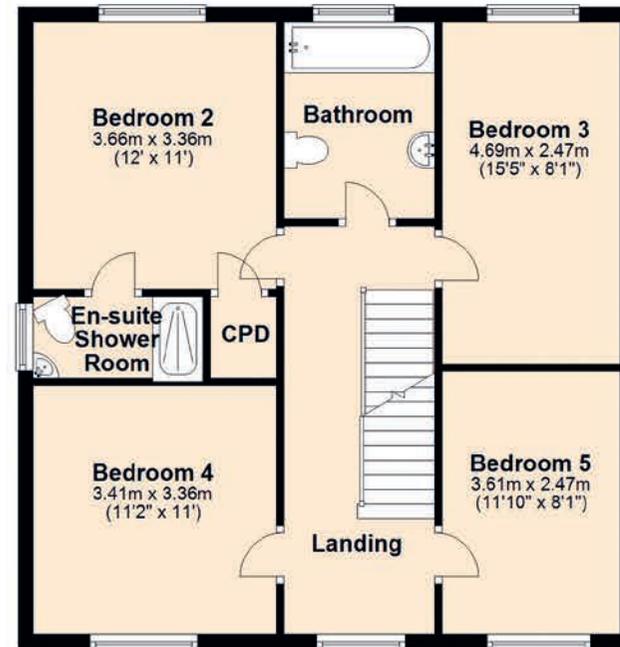


Floor Plans

Ground Floor



First Floor



Second Floor



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Property House
Lister Lane, Halifax, HX1 5AS
01422 380100
charnockbates.co.uk

250 Halifax Road,
Ripponden, HX6 4BG
01422 823777
email: homes@charnockbates.co.uk

Oak House,
New North Road, Huddersfield, HD1 5LG
01484 903000
rightmove.co.uk