

## 6 Lister Street

Brighouse, HD6 2AH

Offers Around £325,000 Freehold





Combining timeless Victorian charm with modern comforts, this attractive stone-built, double-fronted three-bedroom home offers a wonderful balance of character and contemporary living. Offered for sale with no upper chain, the property boasts high ceilings throughout, creating a spacious and airy feel, with beautifully presented accommodation renovated and redecorated to a high standard. Original features have been thoughtfully preserved alongside modern additions, including USB charging points, while the substantial cellar space provides excellent additional storage and versatility.

Externally, the enclosed front patio garden offers a low-maintenance outdoor space, ideal for relaxing. The property also benefits from a versatile garage/workshop, providing excellent storage or the perfect space for hobbies, projects, or a home workspace.

#### Location

The property is located on the corner of Lister Street, set back from the A644 / Halifax Road. This sought-after residential location boasts easy access to Brighouse town centre with all its shops and amenities, Brighouse Library and Art Gallery, doctors surgeries, a chemist, highly regarded schools, and Lane Head recreational ground and park.

#### Accommodation

A composite door gives access into an entrance vestibule with dual aspect windows. The impressive entrance hallway showcases a wealth of period detailing, including ornate ceiling corning, a decorative archway and a beautifully crafted staircase with ornate wrought iron balustrade.

The elegant reception room features an ornate ceiling rose, decorative corning, and a statement chandelier. The room also benefits from a traditional fireplace with period surround, a large front-facing window allowing plenty of natural light, and a generous layout enhanced by character features.

The two-tone dining kitchen enjoys a range of base, wall and drawer units with complementary quartz worktops incorporating a one-and-a-half bowl undermounted sink with drainer and mixer tap over. Integrated appliances include an induction hob, dishwasher, washing machine, fridge, freezer, oven and microwave. Beautiful period plaster features include a substantial decorative ceiling rose and intricate ceiling corning with classical motifs. Further features include glass splashbacks, hardwood flooring, French doors leading to the patio and ample space for a dining table and chairs.

From the rear of the hallway, a door accesses the extension which provides useful storage, a space-saving cloakroom with combined WC and wash hand basin, along with integral access to the substantial garage and workshop area. The garage features an electric roller shutter door, hydraulic ramp, sink, skylights and obscure glazed windows.

The substantial cellar rooms feature stone flagged flooring throughout, with the impressive vaulted cellar room benefiting from a stone keeping table and recessed shelving.

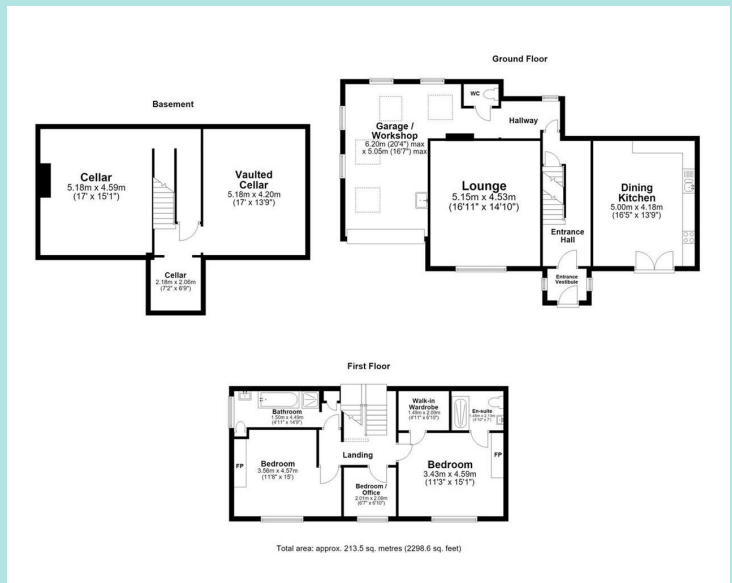
The open-return staircase with wrought iron balustrade leads to the first-floor landing, featuring an arched window with glass shelving and a period ceiling rose.

The principal bedroom suite benefits from a front-facing window, decorative fireplace and period features including coving, skirting and ceiling rose. In addition, the room enjoys a walk-in wardrobe with motion sensor lighting, hanging rails, shelving and drawer storage, together with a fully tiled en suite comprising WC, wash hand basin and shower cubicle. Further features include a heated towel rail, fitted mirror and shelf.

There are two further bedrooms; a generous double bedroom with decorative period features including ceiling rose and fireplace, and a smaller single bedroom which would be ideal as a home office or study.

Completing the first-floor accommodation is the four-piece family bathroom, featuring a white suite comprising bath with central mixer tap, low flush WC, wash hand basin set within a vanity unit and separate shower cubicle. Additional features include a fitted cupboard, wall-mounted mirrored cabinet, part-tiled walls, tiled flooring, extractor fan and heated towel rail.

Externally, the garage provides parking for one car, while the current occupier also utilises the hydraulic ramp as an additional parking area. The driveway provides further off-road parking, with additional on-street parking available. The front garden features Indian stone paving, low stone wall boundaries with cast-iron railings and additional timber fencing providing privacy.



Council tax band: C  
EPC rating:  
Ground rent: N/A  
Service charge: N/A

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