

WS

RESIDENTIAL



91 Woodhouse Lane

Woodhouse, Brighouse, HD6 3TP

£245,000 Freehold





This attractive stone-fronted semi-detached home presents an excellent opportunity to create a superb family residence in a highly desirable location. The property benefits from uPVC double glazing, gas central heating, and currently offers two-bedroom accommodation, with potential to be reconfigured into a three-bedroom layout, as demonstrated by neighbouring properties. Requiring a degree of modernisation, it provides buyers with the opportunity to personalise and enhance the accommodation to suit their own tastes and requirements.

Generous gardens are a particular feature, complemented by a detached garage and adjoining workshop. Situated at the far end of the garden is a detached stable block comprising two stables. This versatile outbuilding offers potential for a variety of uses, whether for those with animals, hobby interests, or those seeking space to work from home, subject to any necessary consents.

Enjoying an open rural aspect to the rear with views towards Bradley Woods, this is a rare opportunity to acquire a property with considerable potential in one of Brighouse's most sought-after residential locations.

Location

Woodhouse Lane is one of the most sought-after residential addresses in Brighouse. The property is positioned on the left hand side as you drive up the street, just after Firth House Lane. This extremely popular location boasts a park, shop/post office, Woodhouse Primary School, Bradley Woods and many public footpaths through the open fields, ideal for those with dogs or who enjoy rambling. It is highly convenient for access to the M62, Brighouse town centre and the local railway station.

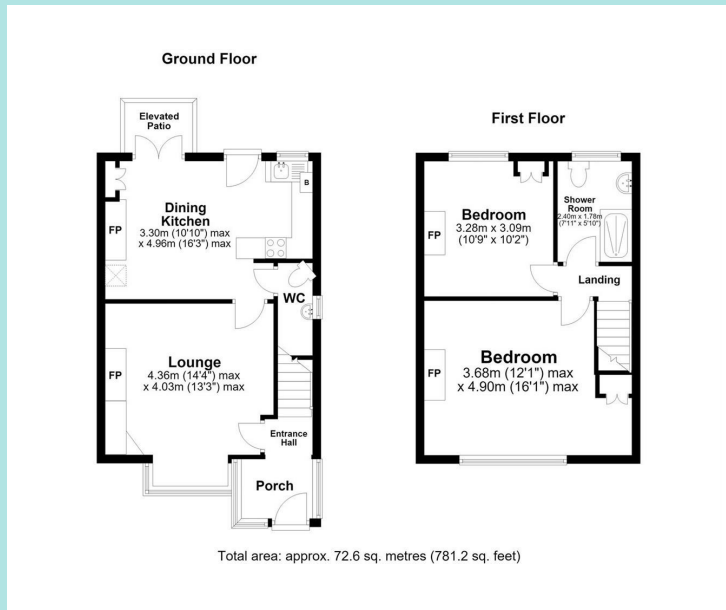
Accommodation

A stone-built entrance porch with uPVC glazing provides access to the front of the property, opening into the entrance hallway with a staircase rising to the first floor. The lounge is positioned to the front of the property and benefits from a square bay window allowing ample natural light, a stone fireplace with electric fire, timber shelving, picture rail and period skirting boards.

At the rear, the dining kitchen enjoys French doors opening onto a small elevated patio, providing the perfect spot to appreciate the generous south-east facing garden and open views. Fitted with a range of base, wall and drawer units with complementary work surfaces, incorporating a four-ring Whirlpool gas hob with extractor above, an integrated Neff Hide & Slide oven, sink with mixer tap and plumbing for a washing machine. The Worcester boiler is mounted to an external wall and has been recently serviced. There is a recessed fireplace, together with useful storage to the alcoves, including space for a fridge freezer and a fitted cupboard with recess below suitable for a tumble dryer. Beneath the stairs is a cloakroom fitted with a low-flush WC and wash hand basin, and a side-facing uPVC window with extractor fan. A further uPVC door gives direct access to the garden.

To the first floor, the landing provides access to a generous loft space via a pull-down ladder. The principal bedroom is located to the front and features a fitted cupboard over the stair bulkhead, picture rail and a covered fireplace. A second double bedroom enjoys attractive views over the rear garden and surrounding fields, and includes a timber fireplace with electric fire, picture rail and fitted overhead cupboard. Completing the accommodation, the shower room is fitted with a modern white suite comprising a walk-in shower with sliding glass door, WC and wash hand basin, together with part-tiled walls and a heated towel rail.

Externally, the front garden is enclosed by mature shrubs and planting, providing an attractive and private frontage. A driveway extends along the side of the property, leading to a detached garage with up-and-over door and an attached workshop accessed via a side entrance. The enclosed rear garden offers a combination of lawned and paved areas with a variety of mature plants and shrubs. At the far end of the garden stands a detached stable block constructed of breeze block with paved floors and comprising two individual stables. Benefiting from power and lighting, this versatile outbuilding offers potential for a variety of uses, subject to any necessary consents.



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

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