



70 Bolehill Park

Hove Edge, Brighouse, HD6 2RS

Asking Price £450,000 Freehold





Occupying a pleasant cul-de-sac position within the sought-after Bolehill Park development in Hove Edge, this impressive four-bedroom detached family home offers spacious, versatile accommodation ideal for modern family living. The property features a generous reception room, a well-appointed dining kitchen, two bathrooms, downstairs cloakroom and a detached double garage with driveway.

The beautifully maintained gardens are a particular highlight, offering an attractive and private space to relax or entertain, complete with a charming summerhouse and greenhouse. Combining generous living space with an enviable location, this superb home enjoys a peaceful setting while remaining within easy reach of local amenities, highly regarded schools and excellent transport links, this is an ideal home for families.

Location

Bolehill Park is a lovely open cul-de-sac within the sought-after residential location of Hove Edge, conveniently located within easy reach of Brighthouse town centre, enjoying a good range of local amenities and benefiting from excellent commuter links. The area boasts highly regarded schools including Trinity Academy St Chads, St Joseph's Catholic Primary Academy, Lightcliffe C of E Primary and Brighthouse High School.

Accommodation

A welcoming entrance hall provides access to the cloakroom, which is fitted with a wash hand basin and WC.

The dining kitchen enjoys a dual aspect to both the front and rear, and an excellent range of base, wall and drawer units with under-unit lighting, together with illuminated glass display cabinets. Contrasting Granite worktops and upstands incorporate an under-mounted sink with drainer and mixer tap, whilst also providing a useful breakfast bar. The standout feature is the dual-fuel Rangemaster cooker, complemented by integrated appliances including a dishwasher, washing machine, fridge and freezer. A rear-facing window and French doors overlook and provide access to the rear patio.

The generous through lounge benefits from a dual aspect, with a front-facing window and sliding patio doors opening onto the rear garden. An elegant open fireplace featuring an ornate cast-iron insert, decorative floral tiled surround and substantial timber mantel creates an attractive focal point to the room.

An open staircase with a timber spindle balustrade rises to the first-floor landing, which benefits from natural light via a rear-facing window. The principal bedroom is a spacious double and features a useful fitted wardrobe with sliding doors, together with an en suite shower room fitted with a white suite comprising a wash hand basin, WC and shower cubicle.

There are two further double bedrooms, both set to the rear, whilst the third bedroom is a generous single currently utilised as a home office.

Completing the accommodation, the house bathroom is fitted with a white three-piece suite comprising a wash hand basin, WC and bath with shower over and glazed shower screen.

Externally, a tarmac driveway provides off-road parking and access to the double garage with twin up-and-over doors. The attractive front garden features a lawn bordered by mature shrubs, plants and flowering borders, including a beautiful climbing wisteria.

To the rear, an Indian stone patio provides an ideal seating and BBQ area, enhanced by a colourful variety of flowers and plants displayed in pots and hanging baskets. Beyond, a generous lawn is bordered by mature hedging, shrubs and trees, providing an excellent degree of privacy. The garden is further enhanced by a summerhouse, greenhouse and an external tap.



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Approx. Gross Internal Floor Area 1506 sq. ft / 139.96 sq. m (Including Garage)
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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

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