



## 30 Well Grove

Hove Edge, Brighouse, HD6 2LT

Offers In Excess Of £250,000 Freehold





This stone-built semi-detached true bungalow is situated in the sought-after residential area of Hove Edge, Brighouse, offering spacious and versatile accommodation with excellent potential for modernisation. The property currently comprises two bedrooms, a generous reception room, conservatory, a spacious inner hallway, a well-proportioned bathroom, and kitchen. Externally, the home benefits from a detached double garage with workshop potential, driveway parking, and good sized garden. Offered to the market with no upper chain, this is an excellent opportunity for downsizers, small families, or those seeking convenient single-level living in a popular location.

#### Location

Well Grove can be accessed via both Coach Road and Lower Finkil Street in Hove Edge. Close to Crow Nest Park Golf Club, several highly regarded schools including Brighouse High and Trinity St Chads, and the park. It is conveniently located for easy access to Brighouse town centre which enjoys a good range of local amenities and excellent commuter links via the M62 and Brighouse Railway Station.

#### Accommodation

A uPVC entrance door opens directly into the kitchen, which is fitted with a comprehensive range of wall, base and drawer units with small breakfast bar, roll-top laminated work surfaces and tiled splashbacks. Integrated appliances include a Hotpoint electric oven with gas hob and extractor hood above, together with an integrated fridge and freezer. With plumbing for both a washing machine and dishwasher, under-unit lighting, and tiled flooring.

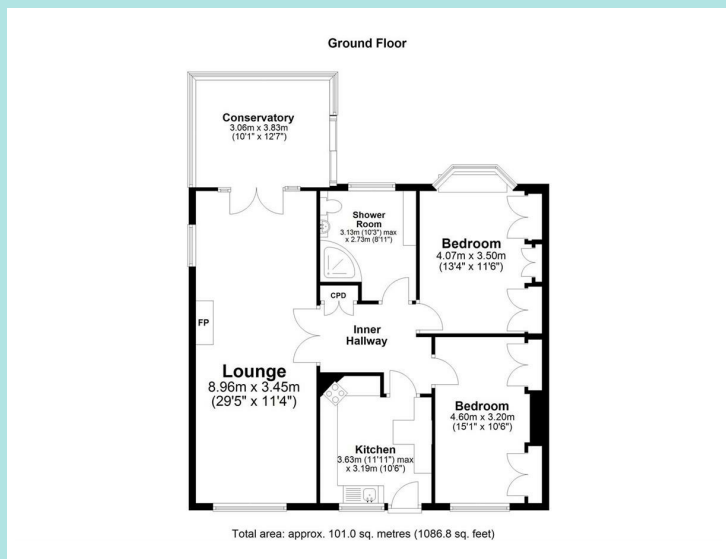
The spacious inner hallway benefits from a useful double fitted storage cupboard and loft access via a drop-down ladder. The loft itself is boarded with carpet flooring and offers excellent additional storage space, together with potential for further development, subject to the necessary consents.

There are two double bedrooms, both offering fitted furniture. The principal bedroom overlooks the rear garden via a bay window and includes a range of fitted furniture incorporating wardrobes, bedside units, overhead cupboards, and a dressing table area with drawers. The second bedroom is positioned to the front elevation and features fitted wardrobes to both alcoves.

The generous bathroom is fitted with part-tiled walls, spotlights to the ceiling, a heated towel rail, and a large corner shower enclosure. A vanity unit incorporates a concealed-cistern WC and wash hand basin, complemented by additional fitted storage cupboards and a mirrored wall cabinet.

Double doors from the hallway open into a spacious through lounge with windows to both the front and side elevations. The room features a decorative dado rail and a fireplace with marble-effect hearth and backplate. Double uPVC doors with glazed side panels lead through to a generously sized conservatory with door opening onto the rear garden.

Externally, the property enjoys gardens to both the front and rear. The rear garden offers two areas of artificial lawn with mature conifers and shrubs, useful shed/summer house, an outside tap and power socket. With driveway parking in front of the detached double garage. The garage benefits from power, lighting, workshop space, one manual up-and-over door, and one electric up-and-over door. To the front, the garden is enclosed by mature hedging with gated access and an additional outside tap.



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

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