

46 Archbell Avenue

Brighouse, HD6 3SU

Offers In Excess Of £300,000 Freehold





Situated on Archbell Avenue in Brighouse, this well-presented semi-detached property offers versatile accommodation across two floors, including three well-proportioned bedrooms, two reception rooms, and a modern four-piece ground floor bathroom. Externally, the property benefits from a generous block-paved driveway providing ample off-road parking for up to five vehicles, together with a detached garage.

Beautifully maintained gardens to both the front and rear include a greenhouse, making the property ideal for keen gardeners and outdoor enjoyment alike. Occupying a sought-after residential location close to Woodhouse Primary School, the property is particularly well suited to families seeking convenient and comfortable living in a popular area.

Location

Archbell Avenue is a sought-after residential street in the ever popular area of Woodhouse. Accessed via both Daisy Road and Ashlea Avenue, it is set back from the main A641 Huddersfield Road. This fantastic location is extremely popular with families, with a park, Woodhouse Stores and 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, with Brighouse town centre and the local railway station both within walking distance.

Accommodation

An entrance vestibule with uPVC front door gives access into the entrance hall, featuring useful under-stairs storage cupboards and an open staircase rising to the first floor.

The spacious L-shaped lounge/diner enjoys a large front-facing window and an electric fire set to the chimney breast. To the rear, there is ample space for a dining table, with windows and double French doors leading into the conservatory. The conservatory benefits from wood-effect laminate flooring, an electric wall-mounted heater and a radiator, and a door providing access to the garden.

From the dining area, a door leads into the well-equipped kitchen, fitted with a modern range of base, wall, and drawer units complemented by metro-style tiled splashbacks. The complementary worktops incorporate a Bosch induction hob and stainless steel sink with drainer and mixer tap. There is an integrated Neff Hide & Slide electric oven, integrated dishwasher, space for an under-counter fridge, plumbing for a washing machine, and the boiler is housed within a wall cupboard. A concealed extractor fan is fitted above the hob. A stable-style door leads out to the side elevation and driveway, with a further door returning to the entrance hallway.

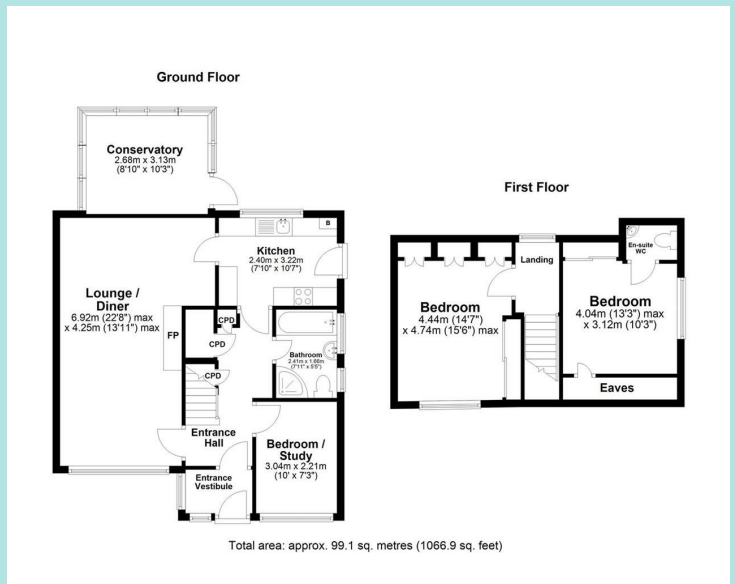
The house bathroom is situated adjacent to the kitchen and is fitted with a four-piece white suite comprising bath, wash hand basin, low-flush WC, and corner shower cubicle with rainfall shower head and handheld attachment. The bathroom is fully tiled with recessed spotlights to the ceiling, twin side-facing windows, wall-mounted mirrored cabinet, extractor fan, and heated towel rail.

Completing the ground floor accommodation is the third bedroom, currently utilised as an office/slug, featuring wood-effect laminate flooring and a front-facing window.

Rising to the first floor are two well-proportioned double bedrooms. The principal bedroom benefits from an en-suite WC with corner wash hand basin, fitted wardrobes with sliding mirrored doors, and an access hatch leading to additional eaves storage. Across the landing, the second double bedroom enjoys a dormer window to the front elevation, fitted wardrobes with sliding doors, and a further range of fitted wardrobes along one wall.

Externally, a generous block-paved driveway provides ample off-road parking and extends down the side of the property to the detached single garage with an electric up-and-over door. The front garden enjoys a small lawned area with neatly maintained hedging and mature planted borders stocked with a variety of flowers and shrubs.

To the rear, slate chippings create an attractive seating area adjoining the conservatory, alongside a further lawned garden with mature borders featuring a wide variety of trees, plants, flowers, and shrubs. Additional block paving to the side of the detached garage provides further seating or parking space, and there is also a useful greenhouse situated behind the garage. The property further benefits from an external water tap and power point.



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

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