



## 175 Halifax Road

Brighouse, HD6 2EQ

Asking Price £275,000 Freehold





Situated on Halifax Road in Brighouse, this semi-detached home offers spacious and versatile family accommodation, including three bedrooms, two reception rooms and a conservatory. Externally, the property benefits from a detached single garage, off-street parking and well-proportioned gardens, and is conveniently positioned within the catchment area of highly regarded schools.

Requiring modernisation throughout, the property presents an excellent chance for buyers to add value and tailor the home to their own tastes. Offered with no upper chain, it represents an appealing prospect in a sought-after location.

### Location

The property stands on the A644 / Halifax Road between Mill Hill Lane and Wood View Grove, with main bus routes available directly outside. This sought-after residential location boasts many highly regarded primary and secondary schools, Lane Head recreational ground and playpark, a convenience store and nearby Kershaws Garden Centre which includes a tea room. A wide variety of shops and amenities are available in nearby Brighouse town centre.

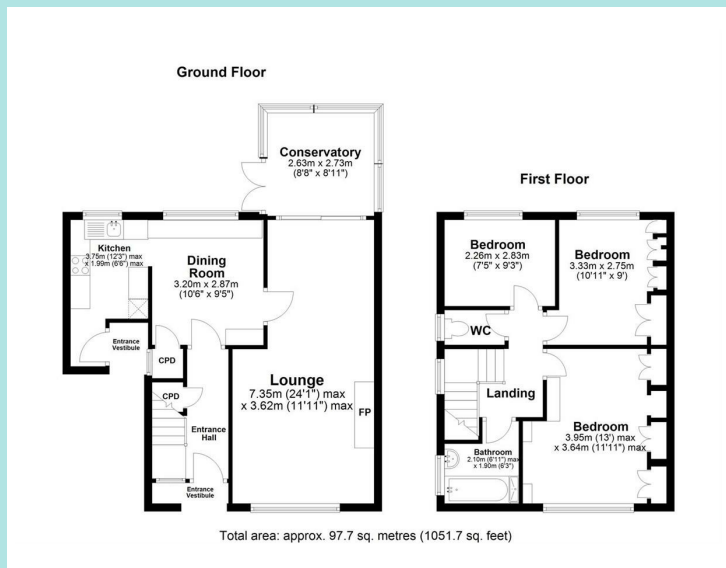
### Accommodation

An open entrance vestibule with timber door leads into the entrance hallway with an open staircase to the first floor, and a useful understairs cupboard houses the gas meter. The hallway leads into the dining room with large window overlooking the rear garden, fitted cupboards and drawers and a wall mounted cupboard. A further storage cupboard houses the electric fuse box, has a window and provides coat storage. An open archway leads into the flat roof, single storey side extension where the kitchen provides a range of base, wall and drawer units with tiled splashbacks. Complementary work-surfaces incorporate a Stoves gas hob with Neff extractor hood above and a sink with drainer and mixer tap over. There is an integrated AEG electric oven, space for a fridge freezer, plumbing for a washing machine and the boiler is housed within a cupboard. There is a window to the rear elevation and an external door leads out to an open entrance vestibule at the side of the property. A generous through lounge enjoys a large picture window to the front elevation, and a coal effect gas fire is set within a Yorkshire stone fireplace with timber mantle and tiled hearth. Sliding aluminium patio doors give access into the conservatory which has a wall mounted electric heater and double doors leading out to the rear garden.

On the first floor, the generous landing has natural light via a window to the side elevation and a loft access hatch. Set to the front of the property, the principal bedroom features fitted furniture including bedside tables, a dressing table with drawers, and fitted wardrobes, with the end cupboard housing the hot water cylinder. The adjacent bathroom is tiled and features a pale pink suite comprising: bath with shower over and wash hand basin. There is a separate WC across the landing with a window to the side elevation and tiled walls. There are two further bedrooms set to the rear; a generous single and a good sized double which enjoys a fitted wardrobe, overhead cupboards and dressing table with drawers.

Externally, a wrought iron gate with the house number inscribed within gives access to the generous lawned garden with pathway leading to the front door. Mature conifers, plants, flowers and shrubs give a degree of privacy and make for attractive borders. A gated archway set within a stone wall gives access to the side patio area with access to the kitchen entrance vestibule. The pathway continues around the side of the house to the rear garden where there is paved patio, a useful outside tap and access into the conservatory. There is a further area of lawn, a useful garden shed and a wide variety of mature trees, plants and shrubs set within raised bedding areas and borders.

Detached from the house yet held within the same title, is a single garage with a driveway space in front for one vehicle. The garage is the middle of a row of three with an up and over door, and can be accessed via Wood View Grove. There is also a pathway from the rear garden which leads to the rear door of the garage.



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

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