



## 4 Bracken Avenue

Brighouse, HD6 2HS

Offers Around £349,950 Freehold





Occupying a desirable position on Bracken Avenue in Brighouse, this impressive extended semi-detached residence offers exceptional family accommodation. The property features four well-proportioned bedrooms, two stylish bathrooms, a utility room and a ground floor WC, complemented by a spacious dining kitchen and two reception rooms that provide flexible living and entertaining space. Outside, beautifully landscaped rear gardens offer a private and attractive retreat, while a resin driveway provides off-road parking. Ideally suited to modern family life, this outstanding home combines excellent living space, modern comforts and a highly convenient location.

### Location

Located on a good size plot on Bracken Avenue, this home enjoys a family friendly position with highly regarded local schools, Lane Head park, Ravenssprings Park miniature railway and Brighouse sports club all within walking distance. Brighouse town centre, with a range of high street and independent shops, cafes and restaurants is approximately a mile away.

### Accommodation

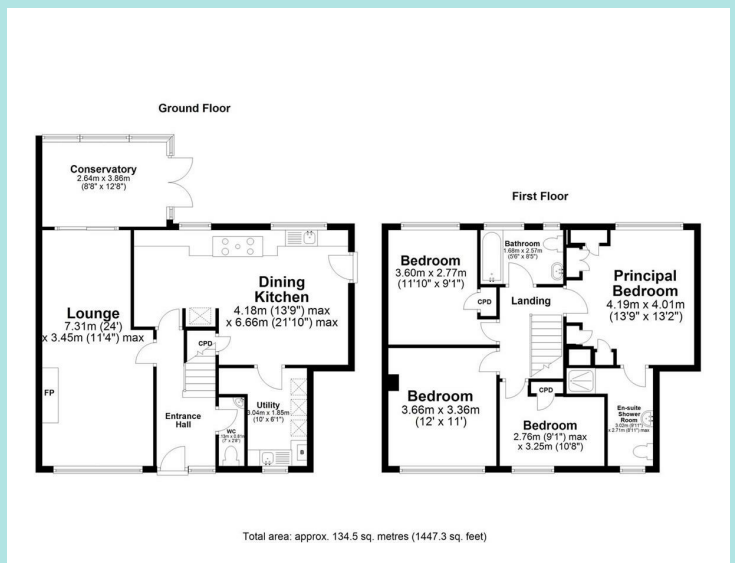
A uPVC glazed entrance door opens into a bright and welcoming hallway, with a staircase featuring a timber spindle balustrade. Off the hallway is a useful downstairs WC, with corner wash hand basin. Continuing into the spacious through lounge which benefits from a gas stove set within the chimney breast, and sliding doors at the rear opening into the generous conservatory with wood-effect laminate flooring, and French doors leading out, via steps, to the rear garden.

The dining kitchen is fitted with an excellent range of base, wall and drawer units, including a glazed display cabinet and under-cabinet lighting. Complementary work surfaces incorporate a stainless steel sink with drainer and mixer tap. Integrated appliances include a Rangemaster gas cooker with extractor hood above and dishwasher. With space for a fridge freezer, tiled splashbacks, and a further uPVC door providing access to the side of the property. The room offers ample space for a family dining table and chairs and benefits from a useful understairs storage cupboard. Tiled flooring runs throughout both the kitchen and utility room, which houses the gas boiler and consumer unit. It is fitted with a range of matching base, wall and drawer units with complementary work surfaces, a sink with drainer and mixer tap, and tiled splashbacks. There is plumbing for a washing machine, space for a tumble dryer and chest freezer, together with a useful recess for coat and shoe storage.

To the first floor, the generous principal bedroom enjoys an excellent range of fitted wardrobes and a pleasant outlook over the rear garden. The en-suite shower room is fitted with a wash hand basin, low-flush WC, shower cubicle with tiled walls, LVT flooring, heated towel rail and mirrored cabinet. There are two further double bedrooms, one positioned to the front and currently utilised as a home office/snug, and another overlooking the rear garden with the benefit of a fitted storage cupboard. Adjacent to the front bedroom is a well-proportioned single bedroom, also featuring a useful fitted storage cupboard.

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

Externally, a generous resin driveway provides off-road parking for at least two vehicles and extends along the side of the property, providing access to the side entrance and continuing to a patio area adjoining the conservatory. There is a useful outside tap to the rear wall. Steps lead down to the substantial rear garden, which has been thoughtfully landscaped to include rockeries, areas of lawn and artificial grass, a seating area with slate chippings, and a mulched corner section which previously accommodated a trampoline. The garden is further enhanced by two useful storage sheds and a wide variety of mature plants, shrubs and flowering borders.



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

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