



17 Green Lane

Hove Edge, Brighouse, HD6 2PS

Asking Price £260,000 Freehold





Situated in the sought-after location of Hove Edge, 17 Green Lane is a three-bedroom semi-detached family home which has been extended and renovated by the current owners to offer spacious and beautifully presented accommodation.

Location

Green Lane is 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 by both road and rail with regular rail services running from Brighthouse train station. The M62 provides access to Leeds centre (approx 15 miles) and Manchester centre (approx 33 miles). The area boasts highly regarded schools including St Joseph's Catholic Primary Academy, St Andrew's C of E Infant & Junior School, Trinity Academy St Chads Primary School and Brighthouse High School.

Accommodation

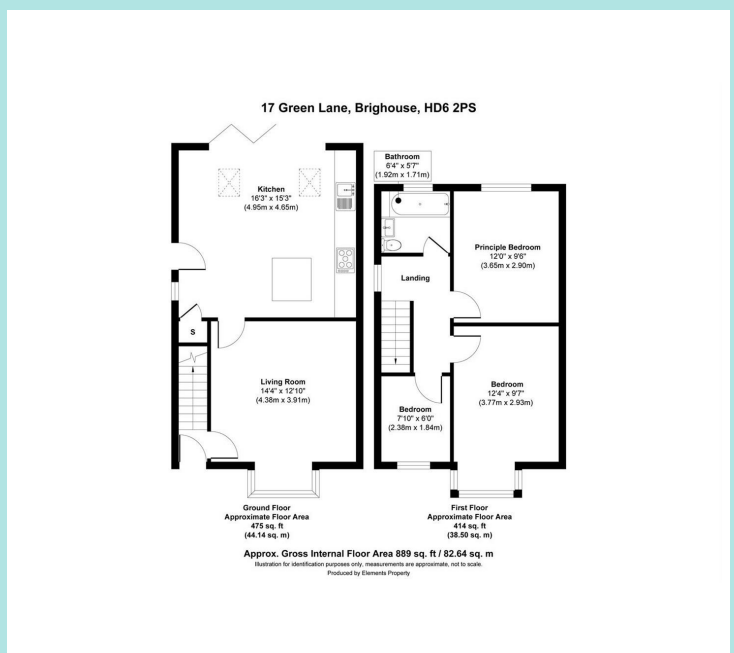
Access is gained through a composite door into the entrance hallway with a staircase rising to the first floor. A door to the right takes you through to the spacious lounge with a large bay window to the front elevation allowing for natural light to flood through. A fire sits within an exposed stone recess to the focal point.

Moving through to the extended kitchen/diner with bi-fold doors leading out to the generous and enclosed garden creating the perfect entertaining space. The kitchen offers a central island with breakfast bar and a range of shaker-style wall, drawer and base units with contrasting oak worksurfaces incorporating a Belfast sink with mixer-tap. Integrated appliances include a double oven with five-ring hob and extractor above, dishwasher and washing machine.

Rising to the first floor landing accessing three bedrooms and the house bathroom. The spacious principal bedroom is positioned to the rear of the property, enjoying a pleasant outlook over the rear garden. Two further bedrooms are positioned to the front of the property while the house bathroom boasts a contemporary three-piece suite comprising a w/c, pedestal wash-hand basin and a panelled bath with overhead shower attachment.

Externally, to the front of the property, the current owners have created a driveway providing off-street parking for two cars. A pathway leads down the side of the property to the enclosed rear garden which has a good-sized flagged patio area, also accessed from the bi-fold doors of the kitchen/diner, adjacent to a generous lawn.

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



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