

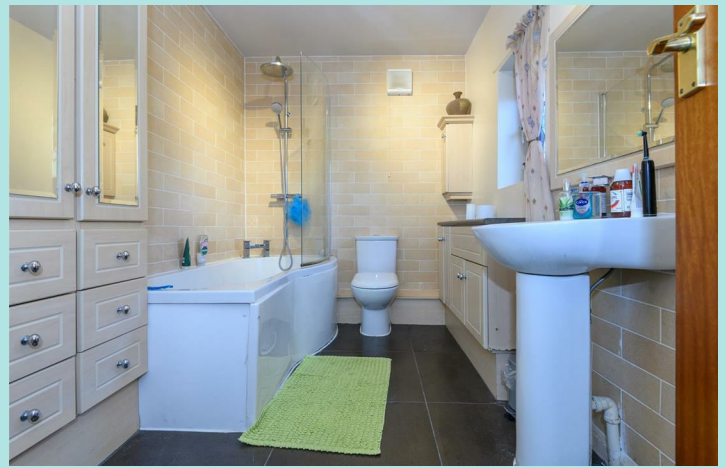


The Mistles Birkby Lane

Bailiff Bridge, Brighouse, HD6 4JJ

Price Guide £350,000 Freehold





Occupying a prominent and elevated position surrounded by open countryside views, The Mistles is a beautiful, two-bedroom link-detached bungalow that has been reconfigured and renovated by the current owner to offer well-presented accommodation alongside a bespoke outside pod.

Location

The Mistles is located on Birkby Road in Bailiff Bridge, just a short drive away from Brighouse. Brighouse town centre offers a range of amenities including local shops, cafes, and independent bars and restaurants, as well as bigger chain supermarkets. Brighouse is also home to a bus and train station providing direct links to Leeds, Manchester and London. Junction 25 of the M62 motorway network is close by.

Accommodation

Access is gained into the light and airy entrance vestibule with a second door then leading into the kitchen/diner.

The beautiful kitchen/diner offers a granite breakfast bar and a range of bespoke wall, drawer and base units with contrasting solid oak worksurfaces incorporating a ceramic one-and-a-half bowl sink and drainer with mixer-tap. Integrated appliances include a CDA double oven with five-ring hob and extractor above, dishwasher, washing machine and fridge freezer.

Leading off the kitchen/diner is the charming dining room, a versatile room with dual-aspect windows allowing for natural light while enjoying a pleasant outlook over neighbouring countryside. The dining room has scope to partition part off to create a third bedroom subject to the buyers needs.

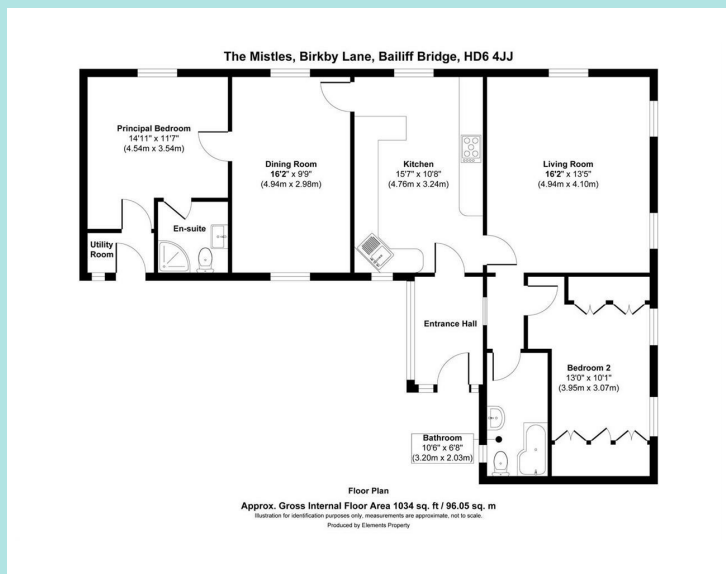
A door then leads through to the spacious principal bedroom which showcases exposed beams to a vaulted ceiling and benefits from a fully-tiled en-suite with three-piece suite comprising a w/c, wash-hand basin and walk-in rainfall shower cubicle. Also leading off the principal bedroom is a second entrance porch which could be used as a walk-in-wardrobe/utility room.

Moving back to the kitchen/diner, a door leads through to the spacious and cosy lounge which has windows to two aspects flooding the room with natural light and again taking advantage of the far-reaching countryside views. A gas fire sits on a slate hearth to the focal point.

Leading off the lounge is an inner hallway, in turn leading to the second bedroom and house bathroom. The second double bedroom benefits from built-in wardrobes to two walls while the part-tiled house bathroom has a three-piece suite and further bespoke cabinetry. The three-piece suite comprises a w/c, pedestal wash-hand basin and panelled bath with overhead rainfall shower.

Externally, to the front of the property there is right of access up a shared driveway leading to private parking for two cars, which benefits from an electric charging point. To the side elevation, a generous south-facing lawn has steps up from the roadside and a central bespoke pod is sat on a stone patio creating the perfect entertaining space while enjoying the stunning panoramic rural views.

N.B. a brand-new boiler has just been installed at the property with a 5-year warranty. There is some building works being carried by the neighbours, out at the rear, they have taken the old building down to rebuild it.



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

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