



1 Sefton Drive

Hove Edge, HD6 2LY

Asking Price £250,000 Freehold





Boasting a generous plot with beautiful gardens, in the much sought-after Hove Edge area of Brighouse, 1 Sefton Drive is a spacious, semi-detached true bungalow offered to the market with no onward chain. Having two double bedrooms, two reception rooms and a generous attic space, with potential to convert subject to the relevant planning consents, making it appeal to a range of buyers.

Location

Sefton Drive is within the sought-after residential location of Hove Edge, conveniently located within easy reach of Brighouse town centre, enjoying a good range of local amenities including local shops and cafes, independent bars and restaurants and bigger chain supermarkets. The area boasts highly regarded schools including St Andrews C of E Infant & Junior School, Trinity Academy St Chads Primary School and Brighouse High School. Also within Brighouse town centre are excellent commuter links by both road and rail with both a bus and train station offering direct links to Leeds, Manchester and London. Junction 25 of the M62 motorway network is close by.

Accommodation

Access is gained into the welcoming entrance hallway benefitting from a storage cupboard with sliding door and further airing cupboard. A loft hatch with pull-down ladder accesses the generous attic space which is prime for conversion subject to the relevant planning consents.

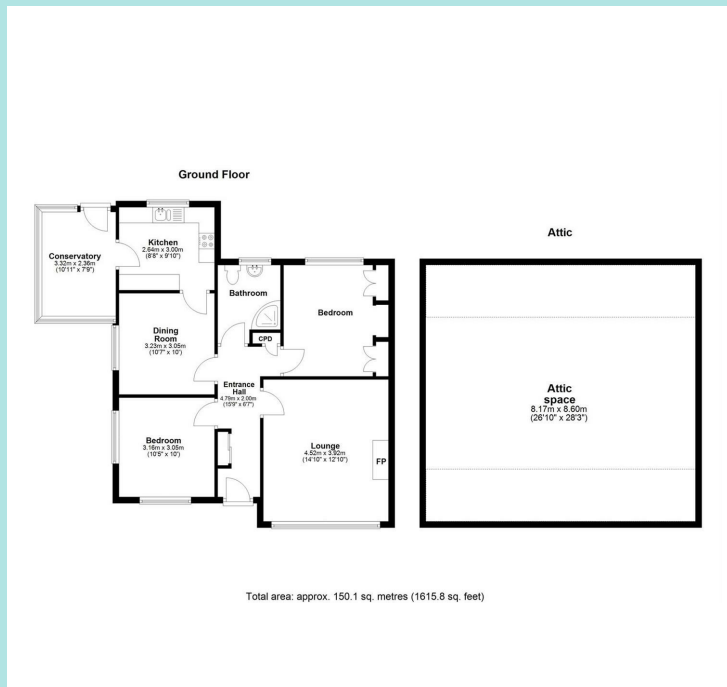
The first door to your right takes you through to the spacious lounge with a large window to the front elevation flooding the room with natural light. A gas fire sits at the focal point with decorative surround. Directly across the hallway is the first double bedroom which benefits from dual-aspect windows.

Continuing down the hallway is the second double bedroom which benefits from a wall of built-in wardrobes and enjoys a pleasant outlook into the garden. The house bathroom has a three-piece suite comprising a w/c, pedestal wash-hand basin and a walk-in shower cubicle.

A door then leads through to the dining room which in-turn accesses the kitchen. The kitchen offers a range of wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel one-and-a-half bowl sink and drainer with mixer-tap. Integrated appliances include an oven, combination oven, and four-ring hob with extractor above. Leading off the kitchen is a conservatory which again enjoys and outlook and allows access to the rear garden.

Externally, to the front of the property, a double driveway leads down to a single detached garage with power, lighting and up-and-over door. Adjoint to the driveway is a well-manicured lawn bordered by colourful planting and shrubbery. A flagged pathway leads to the front door and down the side of the bungalow to the enclosed rear garden. The beautifully established garden is thoughtfully landscaped with lawns surrounded by colourful planting and shrubbery, and a pebbled pathway leading to a storage shed and greenhouse.

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



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