



32 Longroyde Road

Brighouse, HD6 3AS

Asking Price £190,000 Freehold





Offered for sale with no onward chain, occupying a prominent position in a desirable location, 32 Longroyde Road is a deceptively spacious semi-detached family home providing three-double bedroom accommodation over three floors, alongside a driveway and enclosed rear garden.

Location

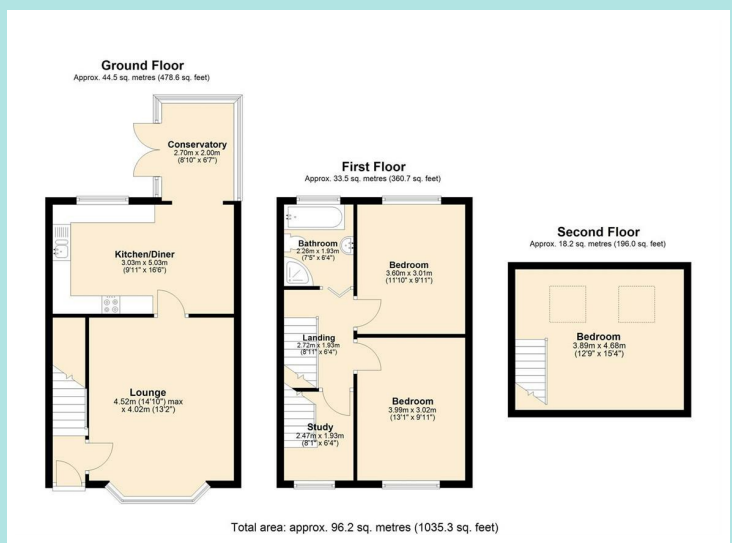
Longroyde Road is located in Rastrick. There are several highly regarded schools nearby, including Longroyde Primary and Rastrick High School which are both within walking distance. There are a wide variety of amenities available within nearby Brighouse Town centre and excellent transport links via both the bus and railway stations, and the M62 is easily accessible.

Accommodation

Access is gained into the entrance hallway with a staircase rising to the first floor. The door to your right takes you through to the spacious lounge with a large bay window to the front elevation allowing for natural light to flood through. The lounge then leads through to the open plan kitchen/diner. 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 and a four-ring hob with extractor above. The kitchen/diner leads open plan to a conservatory which enjoys an outlook and allows access through French doors to the rear garden.

Rising to the first floor landing accessing two bedrooms, the house bathroom, and what was the original third bedroom now accessing the converted attic bedroom. The spacious principal bedroom is positioned to the front of the property while the second double enjoys an outlook over the rear garden. The house bathroom is part tiled and has a four-piece suite comprising a w/c, pedestal wash-hand basin, panelled bath and walk-in shower cubicle. A staircase in the old third bedroom now has a staircase rising to the spacious attic bedroom which has two velux allowing for natural light and benefits from eaves storage.

Externally, to the front of the property, a tarmac driveway provides off-street parking for three-four cars, adjacent to a lawned garden. The driveway continues up the side of the property, with gates then accessing the enclosed rear garden. The good-sized rear garden is flagged with fencing and shrubbed borders. The garden also benefits from a metal outside store.



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

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