



53 Gooder Lane

Brighouse, HD6 1HT

Offers Over £200,000 Freehold





Situated on Gooder Lane in Brighouse, this deceptively spacious end-terrace townhouse offers three well-proportioned bedrooms, two bathrooms and a downstairs WC. The property also benefits from a low-maintenance enclosed rear garden and an excellent location within walking distance of Brighouse Railway Station and the town centre.

Combining generous living space, practicality and convenience, this well-positioned home is ideal for modern family living.

Location

No. 53 Gooder Lane is an end-terrace property forming part of a row of three, situated towards the end of Gooder Lane at its junction with Rastrick Common and Bridge End. The property is conveniently located for Brighouse town centre, which offers a range of bars, restaurants, supermarkets and independent retailers, while Brighouse Railway Station is just a short walk away. The property is also within the catchment area of several highly regarded schools.

Accommodation

A composite door opens into the entrance hallway, featuring wood-effect laminate flooring and an open staircase to the first floor. The good-sized lounge is positioned to the front of the property and benefits from a front-facing window. A convenient cloakroom provides coat and shoe storage, alongside a white suite comprising a wash hand basin and WC.

Wood-effect laminate flooring continues into the dining kitchen, which is fitted with a good range of soft-close base, wall and drawer units with tiled splashbacks. Complementary work surfaces incorporate a one-and-a-half-bowl sink with drainer and mixer tap, together with a four-ring gas hob and extractor above. Integrated appliances include an electric oven and dishwasher, with plumbing for a washing machine and space for a fridge freezer. There is ample space for a dining table and chairs, with a rear-facing window and uPVC door leading to the garden.

The first-floor landing benefits from a large storage cupboard and timber spindle balustrade. There are two double bedrooms, with the larger front-facing bedroom featuring twin windows and a fitted storage cupboard with folding door. The second bedroom is positioned to the rear and overlooks the garden. The house bathroom comprises a wash hand basin, WC and bath with shower over and glass screen, complemented by metro-style tiling, a fitted mirrored cabinet and extractor fan.

Stairs rise to the second floor, with natural light provided by a Velux-style window. A spacious third double bedroom features a front-facing window, further Velux-style window to the rear and useful eaves storage accessed via double doors. Completing the accommodation is an en suite shower room featuring a white WC and wash hand basin with a tiled shower cubicle. With a heated towel rail and an extractor fan.

Externally, the front garden is enclosed by a low wall and fenced boundaries with a timber gate. The enclosed rear garden is designed for low maintenance and features an Indian stone-paved patio, artificial lawn, generous decking area, garden shed and external tap. A section of the garden could potentially be utilised to create an off-road parking space at the far end, if required.



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

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