



10 Bracken Road

Brighouse, HD6 2HW

Asking Price £495,000 Freehold





Situated on a private driveway off Bracken Road, in a much sought-after part of Brighouse, 10 Bracken Road is an impressive, detached family home offering spacious five-bedroom accommodation over two floors, alongside a driveway, double garage and generous rear garden.

Location

The property is tucked away on a private drive off Bracken Road. Brighouse town centre is close by and offers a range of local amenities as well as well-regarded primary and high schools. Brighouse town centre is also home to a bus and train station offering direct links to Leeds, Manchester and London while junction 25 of the M62 motorway network is close by making it a convenient location for commuters.

Accommodation

Access is gained into the entrance hallway, benefitting from a cloakroom with w/c and pedestal wash-hand basin. An open staircase with understairs storage rises to the first floor. The first door to your right takes you through to the spacious lounge, with a large bay window to the front elevation allowing for natural light. A gas fire sits at the focal point with stone decorative surround.

Double doors from the lounge access the dining room, enjoying an outlook into the garden and in-turn accessing 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, four-ring hob with extractor over, dishwasher, fridge and washing machine.

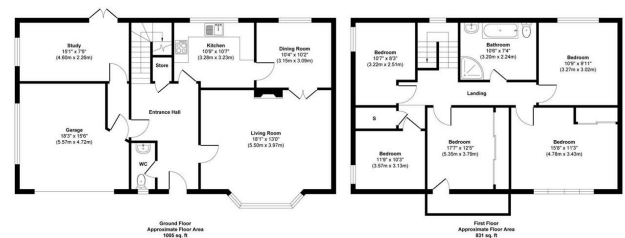
Completing the ground floor accommodation, a door off the hallway leads to the integral double garage with power, lighting and electric up-and-over door, and a versatile reception with French doors accessing the rear garden.

Rising to the first-floor landing accessing five double bedrooms and the house bathroom. Three of the bedrooms benefit from built-in wardrobes and one accesses a balcony with metal balustrade. The fully-tiled house bathroom has a four-piece suite comprising a w/c, wash-hand basin, panelled bath and walk-in shower cubicle.

Externally, to the front of the property, a driveway provides off-street parking for four cars, leading down to the integral double garage with power, lighting and electric up-and-over door, and adjacent to a generous section of lawn. To the rear, a flagged patio wraps around the property, with a generous garden bordered by colourful planting and shrubbery.



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Approx. Gross Internal Floor Area 1836 sq. ft / 170.61 sq. m (including Garage)
Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

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

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