



171 Halifax Road

Brighouse, HD6 2EQ

Offers Around £350,000 Freehold





Offered to the market with the benefit of no upper chain, this superb semi-detached family home has a single-storey side extension and is set on a generous corner plot. The heart of this home is undoubtedly the living kitchen which features a wealth of integrated appliances. In addition, the property boasts a downstairs WC, three well proportioned bedrooms, generous gardens, a detached double garage and a substantial gated, block-paved driveway. Situated approximately half a mile from the centre of Brighouse, this home is ideally located within the catchment area of excellent schools, making it a perfect choice for young families.

Location

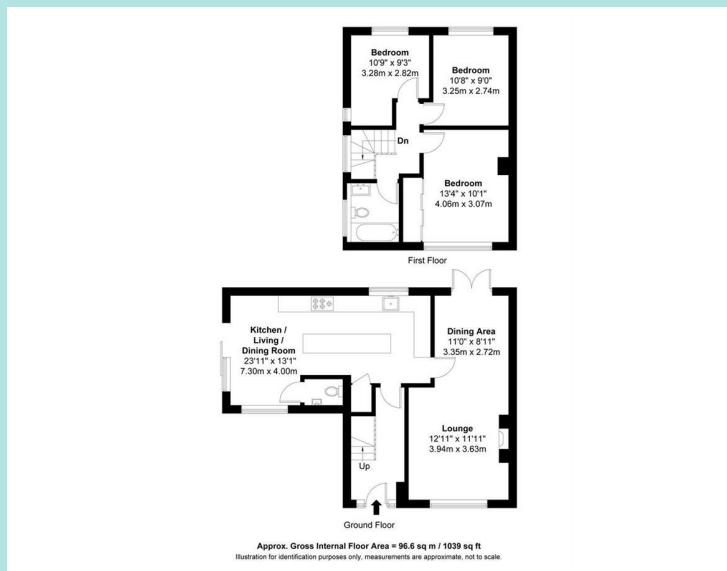
The property stands on the A644 / Halifax Road between Mill Hill Lane and Wood View Grove. This sought-after residential location boasts many highly regarded primary and secondary schools, Lane Head recreational ground and playpark, a convenience store and nearby Kershaws Garden Centre which includes a tea room.

Accommodation

A composite door with surrounding light panels leads into a welcoming entrance hallway with stylish tiled flooring. A useful understairs storage cupboard houses the gas boiler, and an open staircase with central carpet runner and stair rods. The modern living kitchen features a range of base and wall units with laminated work surfaces and upstands which incorporate a Belfast sink with mixer taps and side drainer. A co-ordinating central island provides additional workspace and a breakfast bar, and sliding patio doors lead out to the side garden. Integrated appliances include: 5 ring Rangemaster cooker with oven and grill, an overhead extractor fan, microwave, wine cooler fridge, fridge, freezer, washing machine and dishwasher. With under unit lighting, two graphite vertical radiators and one column radiator, and herringbone style LVT flooring which runs throughout the kitchen and downstairs cloakroom with part tiled walls, a wash hand basin set within a vanity unit and WC. Continuing through to the dining area which features French Doors out to the rear of the property. An open archway leads into the lounge with a solid fuel Henley stove set upon a stone hearth with timber mantel above which gives a cosy feel.

Rising to the first floor landing which enjoys natural light via a window to the side elevation and has a loft access hatch with pull down ladder. The principal bedroom is set to the front of the property and benefits from fitted wardrobes with sliding doors. The adjacent house bathroom features a white suite comprising: p-shaped bath with shower over and glass shower screen, wall mounted WC, and bowl style wash hand basin set upon a vanity unit. With part tiled walls, tiled flooring, heated towel rail, shaver socket, extractor fan and recessed spotlights to the ceiling. There is a second double bedroom with a window to the rear elevation, and an adjacent third bedroom which enjoys dual aspect windows and is currently utilised as a dressing / sitting room.

Externally, at the front of the property a wrought iron entrance gate opens to steps and a pathway to the front door. The gardens feature dual lawns and a recessed, pebbled seating area with established borders of flowers and mature trees and shrubs. There is an external water tap, lighting, power sockets and a useful garden shed. A sliding gate gives access from Wood View Grove to the block paved driveway which leads to the detached double garage with an up and over door, power and light.



Council tax band: C

EPC rating: D

Ground rent: N/A

Service charge: N/A

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