



1 Broad Oak Lane

Brighouse, HX3 8BT

Asking Price £200,000 Freehold





Positioned just off Halifax Road between Hipperholme and Brighouse, 1 Broad Oak Lane is a beautifully presented home offering open-plan two bedroom accommodation over three floors. Situated conveniently close to a range of local amenities and excellent transport links.

Location

Broad Oak Lane is accessed off Halifax Road between Hipperholme and Brighouse. There are a range of local amenities in Hipperholme and Brighouse as well as excellent schools. Brighouse town centre has a bus and train station offering direct links to Leeds, Manchester and London while junction 25 & 26 of the M62 motorway network are close by creating a convenient location for commuters.

Accommodation

Access is gained into the entrance porch/utility area offering a range of base units with contrasting worksurfaces, plumbing for a washing machine and space for a dryer. A second door leads through to the open plan living kitchen.

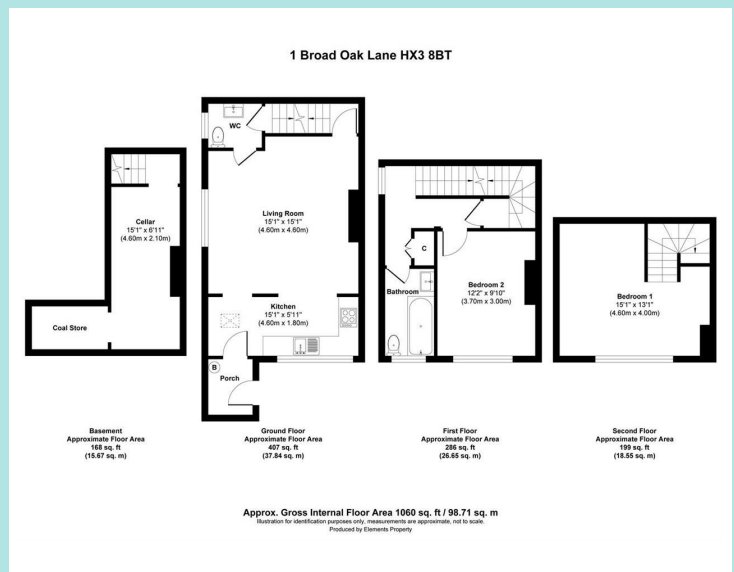
The kitchen area boasts an oak breakfast bar and a range of modern wall, drawer and base units with contrasting worksurfaces incorporating an inset stainless-steel bowl sink with mixer-tap. Integrated appliances include an oven with four-ring hob and extractor above. The lounge showcases coving and a ceiling rose, with a multi-fuel burner to the focal point with decorative surround.

A door from the lounge accesses a useful w/c and wash-hand basin, in-turn having a staircase lead down to the lower-ground floor providing useful storage.

A staircase from the lounge rises to the first floor landing accessing a double bedroom with a large window flooding the room with natural light, and a fully-tiled house bathroom with three-piece suite comprising a w/c, wash-hand basin and panelled bath with overhead shower attachment.

A further staircase with understairs storage then accesses the spacious second bedroom with inset spotlights and a dormer window allowing for natural light and offering a pleasant outlook.

Externally, to the front of the property, there is private parking for one car. A flagged garden is bordered by planters and stone walling and leads to the front door.



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

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