



RESIDENTIAL



34 Shaftesbury Avenue

Brighouse, HD6 3TW

£1,250 PCM





A rare opportunity to occupy and let this attractive two bedroom semi-detached bungalow that has just undergone a full programme of tasteful renovation. Having new LVT flooring & carpets, bathroom suite, and plasterwork/decor the property has a 'new home' feel and is ready for immediate occupation. With a stunning rear garden viewed from a welcoming open plan kitchen/diner sunroom this really is a property that you could call home. Externally a new resin driveway, integrated garage and multi functional garden areas all add to the appeal. Flexible layouts for fulfilling hobbies, homeworking, or entertaining spaces all mean this beautiful bungalow will not be on the market long.

Accommodation:

Entering through a recessed porch via a composite door into a convenient vestibule area the main entrance hall benefits from the new flooring, plasterwork and decor, seen throughout the home following this full renovation. The 'L' shaped hall provides access to all main rooms, and is generous enough to accommodate additional storage, book cases, office desk or other oddments. There is also access via a drop down ladder into the loft which provides an additional occasional room with power & lighting, ideal for storage or hobby use. On the ground floor level the main lounge occupies the front elevation and boasts good light from a bay fronted window. To the rear the focal point of the home is the dining kitchen which extends and opens into a rear sunroom with floor to ceiling glass, and bi-fold doors for open access to the enclosed garden. The suite itself has a range of base, drawer & wall units which incorporate an Electrolux electric oven, five ring AEG gas hob, slimline dishwasher, and smart storage. Off the kitchen is a small convenient pantry, and access internally to the garage with electric up and over door, washing machine, and Belfast sink - power & lighting is also present. The bungalow has two double bedrooms (one to the front elevation, one to the rear), with the rear having fitted wardrobes along one elevation.

Externally the renovation has continued with a full resin drive providing off street parking and leading to the integrated garage which is large enough to accommodate an average sized motor vehicle. To the rear there is privacy from boundary fencing and shrubs/hedgerows. The main lawn is interspersed with dedicated areas of stone patio, and decking, allowing for true personalisation and entertaining spaces.

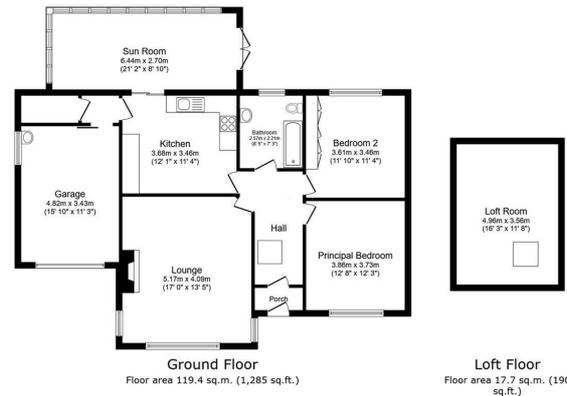
Location:

Situated in this convenient and sought after residential suburb the house provides convenient access into Brighouse centre to the north, or Huddersfield to the south. Local parks and woodland walks provide peaceful scenery yet major transport links via the M62 motorway network are only a short drive away. Those with public transport requirements can also find themselves within reach of Brighouse's railway & bus stations.

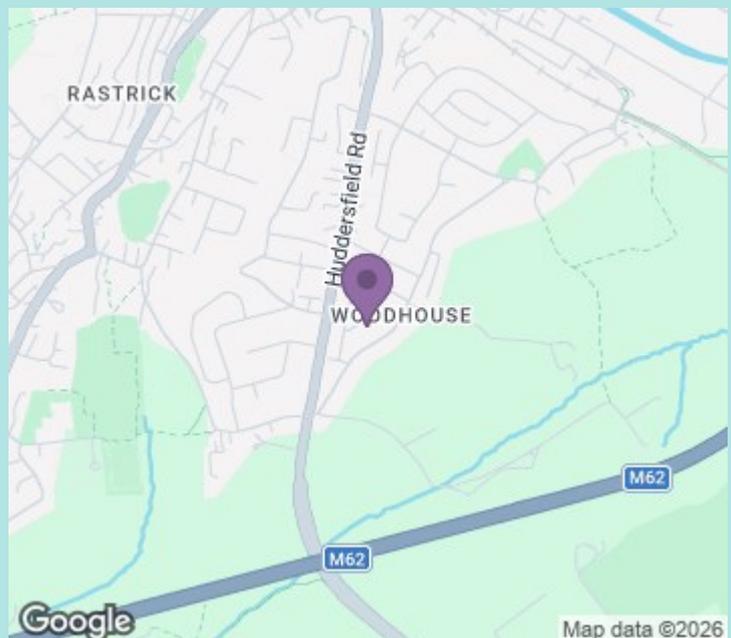
Council tax band: C

EPC rating: C

Deposit: £1,442



Total floor area: 137.0 sq.m. (1,475 sq.ft.)
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io



ws-residential.co.uk

01484 711200



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.