



Bracken Close, Brighouse, HD6 2HT
£235,000

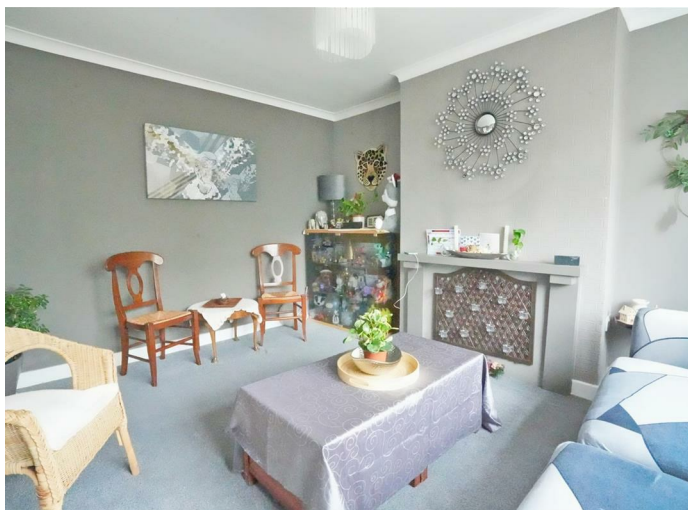
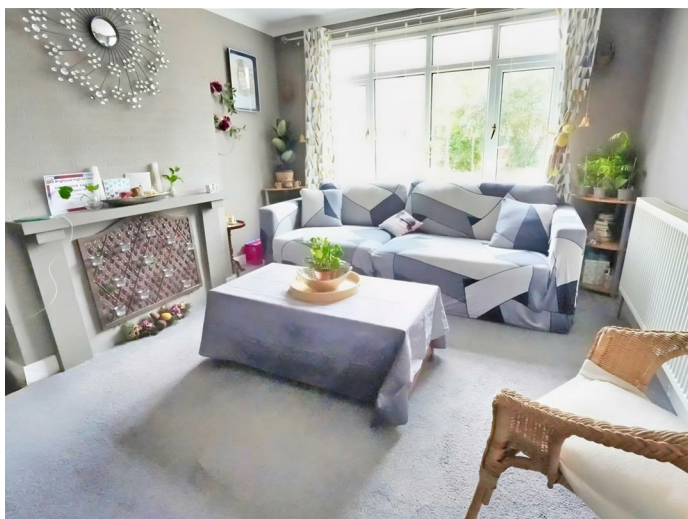
E&H Edkins Holmes
ESTATE AGENTS

A well-maintained family home situated in a quiet cul-de-sac in Brighouse. This property offers practical living spaces and a comfortable environment, making it a good option for families, first-time buyers, or anyone looking for a convenient location.

Inside, the home features a light and airy lounge, a functional kitchen with space for a dining area, and a practical layout that works well for everyday living. Upstairs, the bedrooms are a good size and offer flexibility for family life, while the family bathroom is neatly fitted with standard fixtures.

Outside, there is a manageable garden suitable for outdoor activities or relaxing, and off-street parking provides added convenience. The property benefits from being in a quiet, friendly cul-de-sac while still being close to local schools, shops, and amenities, with good transport links to Brighouse town centre and surrounding areas.

Bracken Close offers a solid, comfortable home in a convenient location and is ready for the next owner to move in and make it their own.



Entrance Hall

UPVC double glazed door to front elevation.

Lounge 11'2" x 13'11" (3.40m x 4.24m)

Feature fireplace surround. Radiator. UPVC double glazed window to front elevation.

Dining Kitchen 17'8" x 9'8" (5.38m x 2.95m)

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Tiled splashbacks. Electric oven. Gas hob. Plumbing for washing machine. Cupboard housing boiler. Radiator. UPVC double glazed door to side elevation UPVC double glazed window to rear elevation.

Landing

Stairs leading from entrance hall. Storage cupboard. UPVC double glazed window to side elevation.

Bedroom One 11'0" x 12'2" (3.35m x 3.71m)

Radiator. UPVC double glazed window to front elevation.

Bedroom Two 8'7" x 9'8" (2.62m x 2.95m)

Loft hatch with drop down ladder. Radiator. UPVC double glazed window to rear elevation.

Bedroom Three

Storage cupboard. Radiator. UPVC double glazed window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Partially tiled. Chrome towel radiator. UPVC double glazed window rear elevation.

Parking

Driveway parking to the front.

Rear Garden

Good-sized lawn garden with patio seating area.

Council Tax Band

C

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has

been given a unique combination of three words.

The three words designated to this property is

///frock.sadly.builds

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