



**Pasture Close, Brighouse, HD6 3FE**  
**£250,000**

**E&H** Holmes  
ESTATE AGENTS

A spacious and well-presented three-bedroom end-of-row property, situated on a modern residential development, offering stylish and contemporary living throughout.

Built just over three years ago, the property benefits from a modern finish and thoughtfully designed accommodation. The ground floor comprises a generous dining kitchen, ideal for both everyday living and entertaining, along with a bright and comfortable lounge featuring French doors that open onto the rear garden, creating a lovely indoor-outdoor flow. A convenient cloakroom completes the ground floor.

To the first floor are two well-proportioned double bedrooms, a single bedroom currently used as a home office, and the family house bathroom.

Externally, the property benefits from driveway parking for up to three vehicles and enjoys the advantages of its end-of-row position.

This modern home would make an ideal purchase for first-time buyers, young families, or those seeking a stylish, low-maintenance property in a popular residential location.



### Entrance Hall

Tiled floor. Radiator. Composite door to front elevation.

### Cloakroom

Wash hand basin. Low flush W.C. Radiator. UPVC double window to front elevation.

### Lounge 11'8" x 14'8" (3.576 x 4.494)

Understairs cupboard. Radiator. UPVC double glazed French doors to rear elevation.

### Dining Kitchen 13'3" max x 11'6" (4.049 max x 3.523)

Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Electric oven. Electric hob. Stainless steel cooker hood. Integrated washing machine. Integrated fridge / freezer. Boiler. Radiator. UPVC double glazed window to front elevation.

### Landing

Stairs leading from Entrance Hall. Radiator.

### Bedroom One 9'6" x 14'8" (2.898 x 4.472)

Built in wardrobes. Radiator. Two UPVC double glazed windows to front elevation.

### Bedroom Two 9'9" x 8'5" (2.997 x 2.568)

Radiator. UPVC double glazed window to rear elevation.

### Bedroom Three 6'8" x 5'11" (2.055 x 1.821)

Radiator. UPVC double glazed window to rear elevation.

### Bathroom

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

### Parking

Driveway parking for upto three cars.

### Front Garden

Open lawn.

### Rear Garden

Lawn and patio garden.

### Council Tax Band

B

### 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: able.tags.lunch

### Additional Information:

There is a service charge payable to Meadfleet Open Space Management for maintenance of commercial areas within the development.

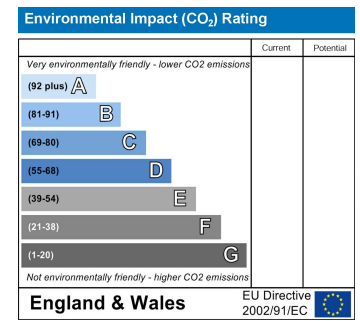
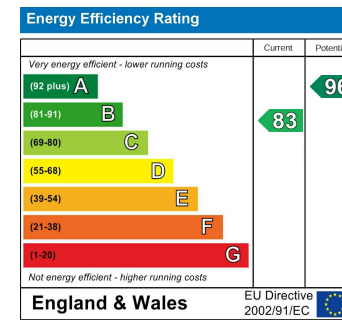
This is payable bi-annually. The most recent payment was for £73.17.

The property benefits from an air filtration system.

### Disclaimer

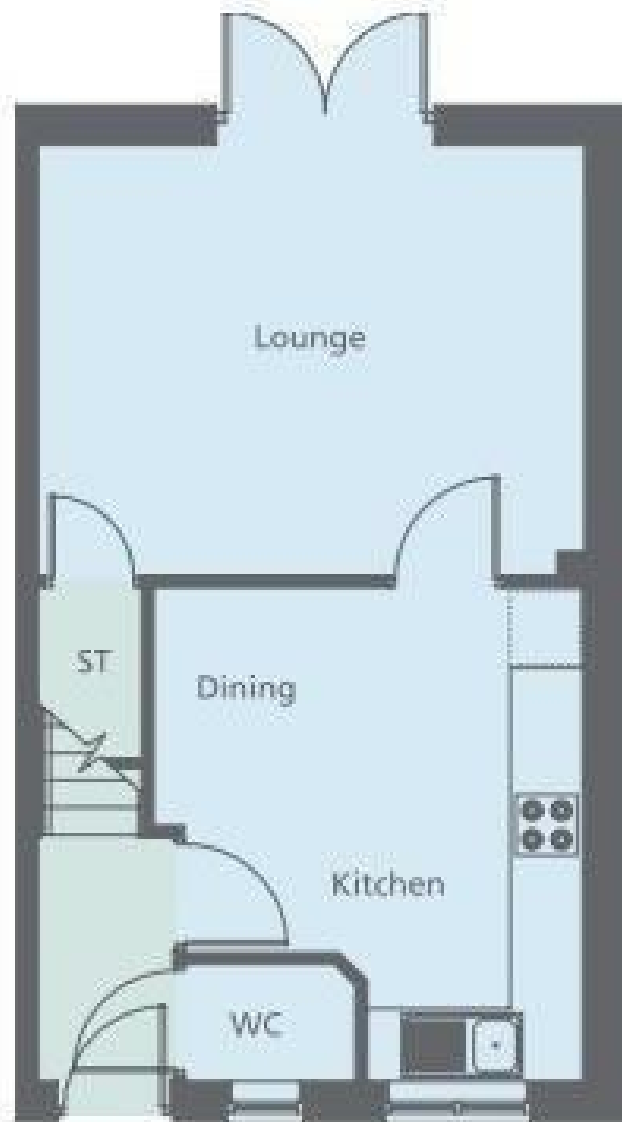
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We are not a member of a client money protection scheme.

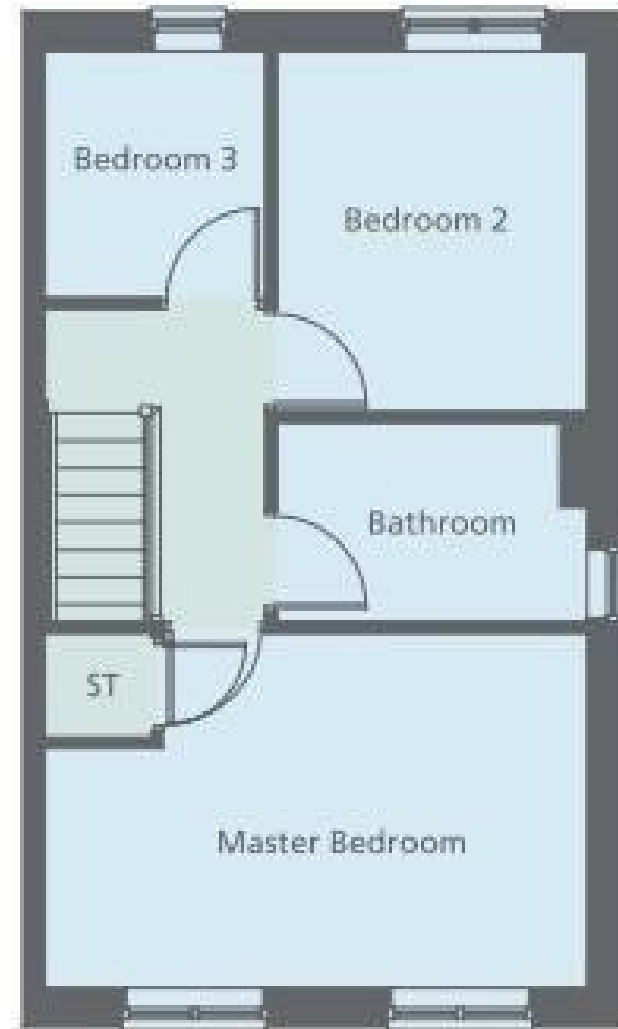








GROUND FLOOR



FIRST FLOOR