



Pasture Close, Brighouse, HD6 3FE
£240,000

E&H Edkins Holmes
ESTATE AGENTS

****AVAILABLE WITH NO CHAIN****

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

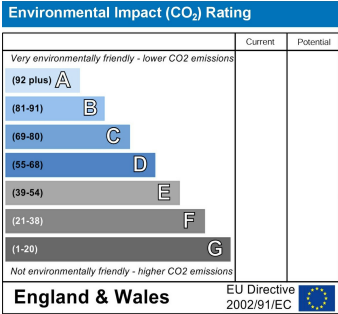
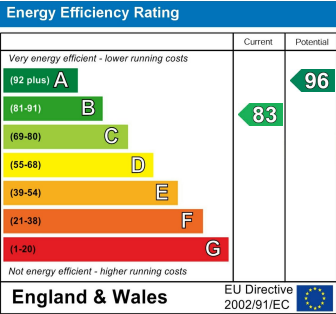
Location
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

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.

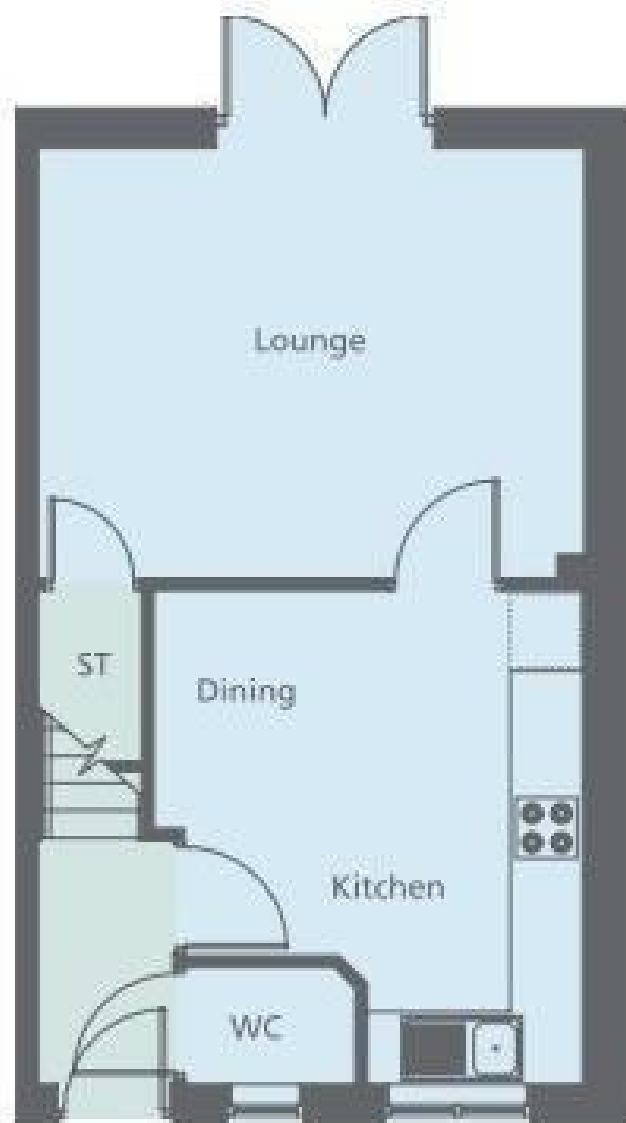
The property benefits from an air filtration system.

Disclaimer
DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.
We are not a member of a client money protection scheme.

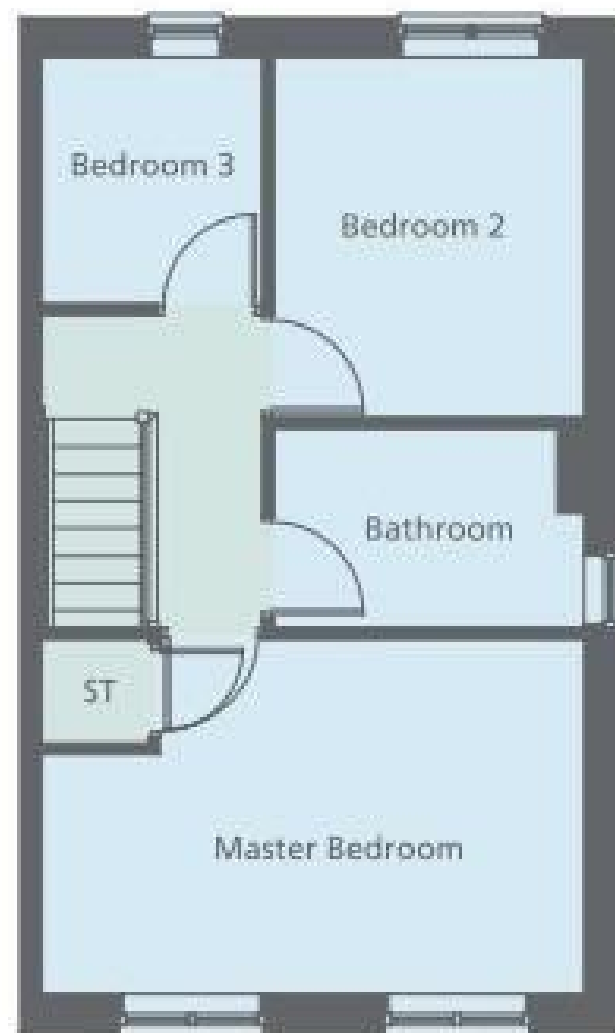








GROUND FLOOR



FIRST FLOOR