



41 Close Lea, Brighouse, HD6 3AR  
£250,000

bramleys



This 3 bedroomed semi-detached property is situated in the popular residential area of Rastrick and is set onto a particularly generous plot. Benefitting from gas fired central heating and uPVC double glazing, the property would make an ideal purchase for those with a young and growing family. The property also benefits from spacious gardens and side driveway which provides parking for 2 vehicles. Situated approximately 1 mile from the centre of Brighouse, the property is ideal for access to local amenities as well as being equidistant to J24 and J25 of the M62 motorway network making it handily located for those wishing to commute to the major trading centres of West Yorkshire and East Lancashire.

Energy Rating: TBC



## GROUND FLOOR:

Enter the property via a composite entrance door with uPVC double glazed side panel into:-

### Entrance Hall

Where there is a central heating radiator.

### Lounge

14'3" x 11'7" (4.34m x 3.53m)

Situated to the front of the property and being fitted with a uPVC double glazed square bay window to the front elevation and a central heating radiator.

### Dining Room

11'7" x 10'5" (3.53m x 3.18m)

Peacefully situated to the rear of the property with far reaching views via a uPVC double glazed window, a central heating radiator and an open recessed fireplace with stone hearth and backcloth.

### Kitchen

11'6" x 7'0" (3.51m x 2.13m)

Comprising a range of matching floor and wall units with laminated working surfaces and inset stainless steel sink unit with mixer taps and side drainer, a gas cooking point, plumbing for an automatic washing machine and dishwasher. There are also uPVC double glazed windows to both side and rear elevations allowing far reaching views, a side composite entrance door and a trap door providing access to the lower ground floor basement area which is ideal for storage.

## FIRST FLOOR:

### Landing

There is a uPVC double glazed window and central heating radiator.

### Bedroom 1

12'0" x 11'8" (3.66m x 3.56m)

Fitted with full width wardrobes with hanging and shelving facilities, a uPVC double glazed window and a central heating radiator.

### Bedroom 2

11'8" x 10'1" max (3.56m x 3.07m max)

There are built-in 4 door wardrobes with hanging and shelving facilities, an additional store cupboard, a central heating radiator and uPVC double glazed windows providing far reaching views.

### Bedroom 3

7'0" x 7'9" (2.13m x 2.36m)

Situated to the rear of the property with outstanding views via a uPVC double glazed window and fitted with a central heating radiator.



## Bathroom

Furnished with a 3 piece suite comprising low flush toilet, pedestal wash basin, panelled bath with overhead shower and curved shower screen. There is also a chrome ladder style radiator and uPVC double glazed window.

## OUTSIDE:

To the front, there is twin stone bollard entrance leading to the block paved driveway providing off-road parking for 2 vehicles, a low maintenance garden with outside lighting and a useful side storage cupboard. To the rear, there is an enclosed lawned garden with a low maintenance pebbled area, 2 separate flagged patios, outside lighting, power points and a garden shed.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## DIRECTIONS:

From the centre of Brighouse, leave via the A643 towards Rastrick travelling over the river bridge and continuing into Bramston Street. Immediately take the right hand turn into Thornhill Road. Follow this road up the hill and travel along Thornhill Road before taking a right hand turn into Longroyde Road. Take the second left into Close Lea where the property can be found on the left hand side.

## TENURE:

Leasehold - Term: 999 years from 01/05/1960 / Rent: £6 per annum.

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

## COUNCIL TAX BAND:

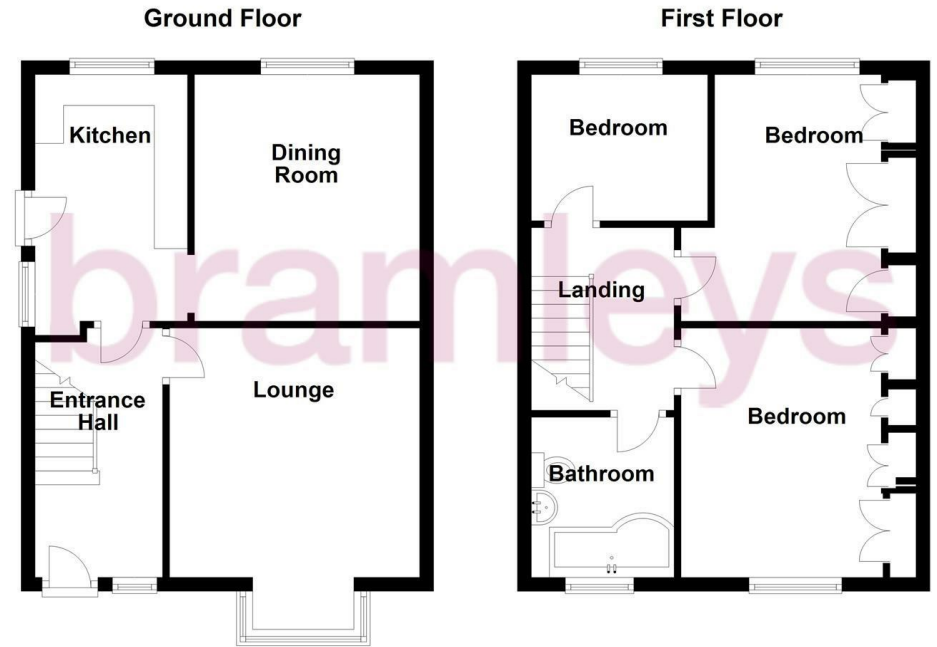
Band C

## MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

## ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	79
EU Directive 2002/91/EC			

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