



1 Ashlea Close, Brighouse, HD6 3SS
£250,000

bramleys



Nestled in a peaceful residential area close to Brighouse town centre, this extended true bungalow offers a fantastic blend of comfort, convenience, and practicality. Featuring three bedrooms, a spacious attic, a bright living room, and a well-equipped kitchen, this home is perfect for those seeking level, manageable accommodation with easy access to local amenities.

The property enjoys a south-facing aspect, ensuring the living room and kitchen are filled with natural light. Set back from the road with an extra-long frontage, it offers generous parking space—ideal for caravan or camper van owners. A wide driveway, car port, and detached garage provide even more parking or storage options. The rear garden is low-maintenance, mainly flagged, with planted areas and a timber fence surround.



GROUND FLOOR:

Entrance Hall

Enter the property to the side via uPVC door, alarm control panel, with three large storage cupboards (one housing the boiler). A widened hatch and pull-down ladder provide access to the spacious loft, ideal for extra storage.

Lounge/Diner

17'10" x 11'11" (5.46m x 3.65m)

A generously sized reception room with a large front-facing window. Gas feature fire, with ample space for both living and dining furniture if desired.

Kitchen

9'0 x 9'2 (2.74m x 2.79m)

Fitted with a range of matching wall and base units, laminate worktops, a stainless steel 1.5-bowl sink, space for a cooker, space and plumbing for washing machine, and an integral fridge-freezer. The front-facing window shares the same bright aspect as the lounge.

Master Bedroom

11'8 x 10'0 (3.56m x 3.05m)

A double bedroom with a fitted wardrobe, storage cupboard, and rear-facing door/window.

Bedroom 2

9'1 x 8'7 (2.77m x 2.62m)

Rear-facing, currently used as a single/office but can accommodate a double bed.

Bedroom 3

8'2 x 6'1 (2.49m x 1.85m)

A single bedroom, perfect as a spare room or a dedicated study/hobby space. Side-facing window.

Shower Room

This stylish shower room features a spacious rainfall shower with a fixed glass screen, a sleek white vanity unit with an integrated basin and WC, a chrome heated towel radiator, and fully tiled walls, all enhanced by natural light from the side-facing window.



OUTSIDE:

The expansive driveway offers ample parking and easy maneuvering, complemented by a car port for sheltered entry. A front lawn with planted borders enhances curb appeal, while the larger-than-average detached garage features power, lighting, and side door. The rear garden is enclosed and provides a low maintenance paved garden area.

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:

Leave Brighouse via A641 Huddersfield Road and proceed straight ahead at the traffic lights. Continue up the hill for approximately 1/4 mile and turn left onto Daisy Road. Take the second right hand turning onto Ashlea Avenue and then first left onto Ashlea Close where the property can be found on the left hand side.

TENURE:

Freehold

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.

Ground Floor



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		
(92 plus) A		83
(81-91) B		
(61-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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