



22 The Orchards, Brighouse, HD6 3NZ  
Asking Price £260,000

**bramleys**

Nestled in the popular area of The Orchards, Brighouse, this charming three-bedroom semi-detached townhouse offers a delightful blend of comfort and convenience. Spanning three floors, the property provides ample living space, making it an ideal choice for a growing family or those seeking extra room to breathe.

A standout feature of this home is the granted permitted planning permission for a two-storey extension, offering a rare opportunity to significantly increase the living space. Whether you envision adding additional bedrooms, a larger kitchen-diner, or a spacious home office, the approved plans provide the flexibility to tailor the property to your exact needs.

As you approach the house, you will appreciate the practicality of a driveway and garage, ensuring plenty of off-street parking for you and your guests. The generous garden to the rear presents a wonderful outdoor space, perfect for children to play, gardening enthusiasts, or simply enjoying a peaceful afternoon in the sun.

The location is particularly advantageous, with easy access to local amenities and excellent commuter links to Brighouse centre. This means you can enjoy the tranquillity of suburban living while still being close to shops, schools, and transport options.

Inside, the property boasts a well-thought-out layout that maximises space and light, creating a warm and inviting atmosphere. Each of the three bedrooms offers a comfortable retreat, while the bathroom is conveniently located to serve the household.





## GROUND FLOOR

### ENTRANCE

Access via an external door into the entrance hall, where there is a uPVC double glazed window to the front elevation, a central heating radiator, access to the utility room, garage and stairs leading up to the first floor landing.

### UTILITY ROOM

9'9 x 6'4 (2.97m x 1.93m)

Having a range of wall, drawer and base units with laminate work surfaces, tiling to the splashbacks, a stainless steel sink and drainer unit and a central heating radiator. There is space and plumbing for a washing machine and tumble dryer.

### FIRST FLOOR



## KITCHEN DINER

16'4 x 11'7 (4.98m x 3.53m)

A good sized kitchen diner, having a range of wall, drawer and base units with laminate work surfaces, a one and a half bowl stainless-steel sink and drainer unit with tiling to the splashbacks. Integral appliances include a four ring gas hob with oven and extractor hood over and there is space for a full standing fridge/freezer. There is a central heating radiator, a uPVC double glazed window to the rear elevation and uPVC double glazed sliding patio doors leading to the rear garden.

### LOUNGE

16'4 x 15'11 (4.98m x 4.85m)

A generous sized lounge having a central heating radiator, twin uPVC double glazed windows to the front elevation and stairs leading up the second floor landing.

### SECOND FLOOR





## LANDING

Useful bulkhead storage and access to three bedrooms and the house bathroom.

## BEDROOM

13'1 x 9'6 (3.99m x 2.90m)

Having a central heating radiator, a uPVC double glazed window to the front elevation and access to the en-suite shower room.

## EN-SUITE SHOWER ROOM

A three piece suit comprising of a low flush w.c, wash hand basin with vanity unit under and shower cubicle with showerhead attachment. There is tiling to the full ceiling height and having a heated towel rail.

## BEDROOM

11'5 x 8'6 (3.48m x 2.59m)

Having a central heating radiator and a uPVC double glazed window to the rear elevation.

## BEDROOM

7'9 x 7'4 (2.36m x 2.24m)

Having a central heating radiator and a uPVC double glazed window to the rear elevation.

## BATHROOM

A three piece suit comprising of a low flush w.c, wash hand basin with vanity unit under and panelled bath with showerhead attachment. There is tiling to the full ceiling height, a uPVC double glazed obscure window to the front elevation and having a central heating radiator.

## OUTSIDE

Front external: To the front of the property there is a garden laid predominantly to lawn, driveway providing off street parking which leads to the garage for further parking/storage.

Rear external: To the rear, the property enjoys a flagged patio

area ideal for alfresco dining, and a generous sized garden with shrub, fenced and wall boundaries.

## 001 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.

## 003 TENURE:

Freehold

Leasehold - Term: XXX years from XX/XX/XX / Rent: £XX

## 004 COUNCIL TAX BAND:

TBC

## 005 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.

## 006 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			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	82
(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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